

FOR SALE – Offers Over £120,000

**Lime Tree House, St Johns Road, Shildon, Co.
Durham, DL4 1LU**

Period Dental Practice – 1,329sq.ft.

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SITUATION/LOCATION

St Johns Road is a predominantly residential street situated adjacent to Hackworth Park approximately 0.5 miles from Shildon town centre. Shildon is a popular town and civil parish situated approximately 5 miles south of Bishop Auckland, 14 miles north of Darlington and 15 miles east of Barnard Castle. Shildon benefits from swift transport links across the region via with access to the A68 and A167 linking with A1(M) within a short driving distance.

DESCRIPTION

Two storey period dental practice of traditional stone construction held under a hip pitched concrete pan tile covered roof forming the end of a terrace of similar properties.

Internally the ground floor is arranged to provide a former reception, two surgeries and staff ancillary accommodation. There are two surgeries, office and kitchen on the first floor.

The property predominantly incorporates double glazed UPVC sash windows and is heated by way of a gas fired central heating system.

There is a small enclosed yard at the rear with access from the lane.

TENURE

Freehold

ACCOMMODATION

Ground Floor: 66.79sq.m. (719sq.ft.)

First Floor: 56.66sq.m. (610sq.ft.)

Net Internal Area: 123.45sq.m. (1,329sq.ft.)

RATEABLE VALUE

£12,250

The property falls within the threshold for small business relief and eligible occupiers should benefit from an element of relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E-119



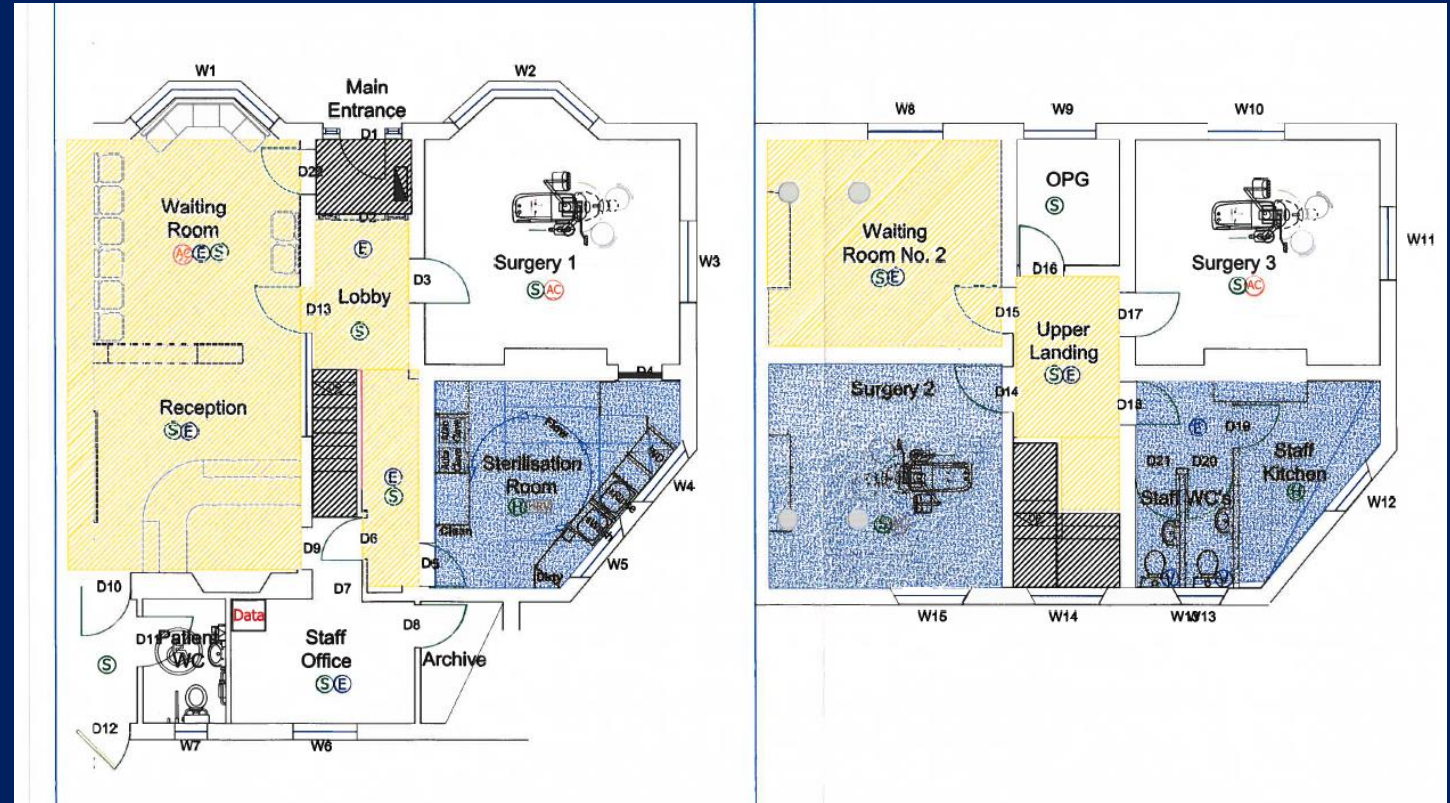
18 St Cuthberts Way
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DL1 1GB
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FLOOR PLANS



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