

**FOR SALE – Offers in Excess of £30,000**

**Garages, Blackett Street,  
Bishop Auckland, Co Durham, DL14 7TD**

**Detached Garage / Store – Informally Occupied – 811sq.ft.**

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## SITUATION/LOCATION

Blackett Street is a predominantly residential street perpendicular with Newgate Street on the periphery of the town centre. The property lies adjacent to Asda and also wider commercial occupiers via Bob Hardisty Drive including Morrisons, Halford and Barclays. Bishop Auckland is a popular Market Town presently undergoing considerable regeneration around the Castle/ Market Place through the Auckland Trust. Bishop Auckland lies approximately 11 miles south of Durham, 12 miles north of Darlington and 14 miles east of Barnard Castle with convenient transport links across the region

## DESCRIPTION

Detached single storey storage unit of traditional brick construction held beneath a dual pitched and slate tile covered roof.

The property is in basic condition with no services and is sub-divided to provide three letting units with steel door access from Blackett Street.

The units are occupied by long standing tenants on informal terms (no leases) as follows:-

Unit	Tenant	Rent pax (inc. insurance)
1	Mr. Kane	£415.92
2	Mr. Lee	£415.92
3	Mr. Holmes	£831.96
<b>Tot.</b>		<b>£1,663.80</b>

## TENURE

Freehold

## ACCOMMODATION

Unit 1	14.01sq.m.	151sq.ft.
Unit 2	14.01sq.m.	151sq.ft.
Unit 3	36.2sq.m.	390sq.ft.
Mezz	11.03sq.m.	119sq.ft.
Gross Internal Area	75.25sq.m.	811sq.ft.

\*Agents Note: Units 1&2 were not accessible at the time of inspection. Measurements have been estimated from gross external measurements taken on site. Interested parties should rely on their own enquiries in this regard.

## RATEABLE VALUE

Interested parties should make their own enquiries with 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

C-68



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