

FOR SALE:- Offers in the Region of £65,000

**103-104 Commercial Street, Willington,
Crook, DL15 0AA**

High Street Investment Property comprising Shop, Flat and Stores.

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SITUATION/LOCATION

The property fronts Commercial Street, the main commercial thoroughfare in the centre of Willington. The location is a predominantly residential town incorporating local amenities including Coop Convenience Store and Premier amongst a diverse variety of predominantly local businesses including shops, public houses and food operators. Willington lies approximately 5 miles north of Bishop Auckland, 6 miles west of Spennymoor and 7 miles south of Durham. Willington lies adjacent to the A690 linking with the A167 and A1(M) within a short driving distance.

DESCRIPTION

Two storey mid-terrace retail premises comprising ground floor shop, first floor flat and rear stores.

The property is of traditional brick construction held beneath a dual pitched slate tile covered roof.

The ground floor shop is occupied by a local nail bar. The shop incorporates glazed window frontage comprising an open plan sales area with rear sales and wc.

The flat is accessed from the rear comprising open plan lounge/ kitchen, two bedrooms and bathroom heated by way of a gas fired central heating system.

There is a well-proportioned garden at the rear incorporating three storage areas which are occupied by a consortium of local tenants for storage purposes.

Rear access is available via Cambridge Avenue.

TENURE

Freehold

ACCOMMODATION/ TENANCY SCHEDULE

	Size (sq.ft.)	Tenant	Terms	Rent
Shop	577	N. A. Morgan	3 year lease from 1 st Aug 2024	£3,300
Flat	552	Vacant	Vacant	- (ERV: £4,200pa)
Brick Store	Not Accessed	D. G. Fenwick	12 month lease from 20 March 2024	£480
Timber Store	Not Accessed	G. Cross	Ongoing licence granted 1 st Nov 2018	£360
Steel Store	Not Accessed	D.G. Fenwick	12 month lease from 18 May 2024	£660
TOTAL:			Current:	£4,800
			When fully let:	£9,000

BUSINESS RATES/ COUNCIL TAX

Shop:- £2,450 (within small business threshold)

Flat:- Band A

EPC

Shop: D80

Flat: D59

VAT

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

VIEWING

Strictly by appointment only through agents.

18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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