

**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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CHARTERED SURVEYORS  
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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           | D. G. Fenwick | 3 years from 21 <sup>st</sup> January 2025 (expires 20 <sup>th</sup> January 2028)<br>Mutual break option subject to 2 months notice | £6,000        |
| Flat          | 552           |               |  |               |
| 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 <sup>st</sup> Nov 2018   | £360          |
| Steel Store   | Not Accessed  | D.G. Fenwick  | 12 month lease from 18 May 2024  | £660          |
| <b>TOTAL:</b> |               |               | <b>Current:</b>  | <b>£7,500</b> |

## 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**

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

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