

FOR SALE – Offers in the Region of £150,000

**64/64B Front Street, Sherburn Village,
Durham, DH6 1HB**

Freehold - Versatile Commercial Premises - 792sq.ft.

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SITUATION/LOCATION

The property occupies a prominent and central position in Sherburn Village. The immediate vicinity is a densely populated mixed neighbourhood and amenities in the vicinity include Coopland's Bakery, Sherburn Community Centre and a variety of independent businesses. Sherburn Village lies approximately 4 miles east of Durham, 20 miles North of Darlington, 16 miles north east of Bishop Auckland and 20 miles south east of Newcastle Upon Tyne. The location is well served for transport links with access to the A1(M) available within a short driving distance.

DESCRIPTION

Detached two storey commercial premises.

The ground floor incorporates glazed frontage to Front Street comprising a reception/sales area, two treatments rooms, kitchen and WC. There is similar accommodation held over the first floor and an enclosed yard at the rear.

The property has been comprehensively refurbished over recent years and provides a turn-key opportunity that may suit a variety of business uses. The first floor was previously a residential flat and was converted by our client to provide additional commercial accommodation.

The first floor may be suitable for conversion back to a residential apartment (subject to any necessary planning permissions and consents being obtained.)

TENURE

Freehold

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

ACCOMMODATION SCHEDULE

Ground Floor	35.78sq.m.	385sq.ft.
First Floor	37.83sq.m.	407sq.ft.
Total NIA	73.61sq.m.	792sq.ft.

(Agents Note: Floor Areas are provided on a Net Internal Basis and do not include circulation space or bathroom/ wcs.)

RATEABLE VALUE

£4,650

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

VAT

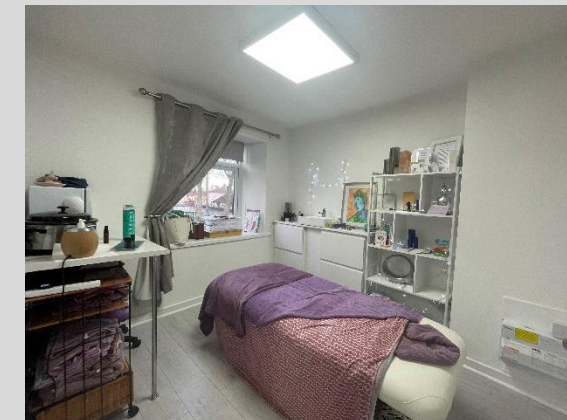
We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

EPC

C-68



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