

**FOR SALE – Offers in the Region of £75,000**

**142 Melrose Drive, St Helen Auckland, Bishop  
Auckland, Co. Durham, DL14 9DN**

**GROUND FLOOR – Former Café Premises – 556sq.ft.**

**CARVER**  
COMMERCIAL  
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## SITUATION/LOCATION

The property occupies a neighbourhood parade fronting Melrose Drive adjacent to its junction with Manor Road and opposite St Helen Auckland Community Primary School. Occupiers on the parade include a pharmacy and a local barber shop. Auckland Medical Centre lies directly adjacent. The location lies approximately 4 miles from Bishop Auckland town centre and benefits from swift transport links across the region with access to the A688, A68 and A1(M) available within a short driving distance.

## DESCRIPTION

Ground floor former café premises forming part of a two storey mixed-use premises of brick construction held under dual pitched roof.

The property incorporates glazed window frontage secured by steel security shutter comprising an open plan and versatile sales area together with a rear commercial kitchen, prep area and wc.

The property may suit a variety of alternative business uses subject to obtaining any necessary planning/ local authority/ statutory consents.

## AGENTS NOTE: GROUND FLOOR ONLY

## TENURE

Freehold

## ACCOMMODATION

|                   |            |           |
|-------------------|------------|-----------|
| Sales             | 31.71sq.m. | 341sq.ft. |
| Kitchen/ Prep     | 19.98sq.m. | 215sq.ft. |
| Net Internal Area | 51.69sq.m. | 556sq.ft. |

## RATEABLE VALUE/ COUNCIL TAX

£2,700

The property falls within the threshold for small business relief and eligible occupiers may 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 sale price.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

D-89



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

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