

FOR SALE – Offers in the Region of £45,000

**67 Church Street
Shildon, Co Durham, DL4 1DT**

High Street Retail Premises – 680sq.ft.

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SITUATION/LOCATION

The property fronts Church Street, the principal shopping street in the heart of Shildon and is occupied by a diverse variety of businesses including The Original Factory Shop, Cooperative Funeralcare and Hays Travel amongst a range of independent local businesses including professional services, shops and F&B. Shildon is a small town situated approximately 2 miles south of Bishop Auckland, 10 miles north of Darlington and 12 miles south of Durham. The town benefits from reasonable transport links across the region lying adjacent to the A6072 in turn linking with the A167 and A1(M) within a short driving distance.

DESCRIPTION

Mid-terrace two storey retail premises of traditional brick construction held under a pitched tile covered roof.

The ground floor incorporates glazed window frontage to Church Street secured via steel security shutter comprising two open plan sales rooms with rear kitchen and wc.

The first floor comprises two store rooms and storage cupboard.

The property is heated by way of a gas fired central heating system.

Externally there is a small enclosed yard with outhouse.

TENURE

Freehold

ACCOMMODATION

Ground Floor	34.89sq.m.	375sq.ft.
First Floor	28.38sq.m.	305sq.ft.
Net Internal Area	63.27sq.m.	680sq.ft.

RATEABLE VALUE

£2,950

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

VAT

TBC

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-91



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