



SITUATION

Located in the heart of the town centre occupying a prominent trading position on the pedestrianised retail thoroughfare close to **Peterlee Bus Station** and **Castle Dene Shopping Centre** amongst a host of multiples such as **Greggs, Ladbrokes, Betfred, Subway, Scope, Store Twenty One, New Look, Select** and many more. Peterlee is located on the north-east coast, 7 miles north-west of Hartlepool and 10 miles south of Sunderland with good access being just off the A19.

PROPERTY

A mid-terraced building comprising a **Large Ground Floor Retail Unit (an ex-Woolworths)** with internal access to **Ancillary/Store** at first floor level. In addition, the property includes an enclosed **Rear Yard** and benefits from use of a rear service road.

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage	47'5"
Internal Width	45'7"
Shop Depth	91'10"
Built Depth	111'4"
Sales Area	Approx. 3,900 sq ft
Store Area	Approx. 1,120 sq ft
WC	

First Floor Ancillary

Area incl. Store, Office, Staff/Kitchen	Approx. 820 sq ft
3 WCs	

Total Area **Approx. 5,840 sq ft**

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Retail Unit (ex-Woolworths)

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

VENDOR'S SOLICITORS

Sylvester Amiel Lewin & Horne - Tel: 020 8446 4000
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts



View Towards the Property

