First time on the market for over 20 years Gross Yield 12.5%



SITUATION

Occupying a prominent trading position in the centre of the town close to Costa, Ladbrokes, Post Office and a host of local traders. Shildon is located just off the A6072 and is approx. 21/2 miles south east of Bishop Auckland and 7 miles from Junction 60 of the A1(M)

PROPERTY

An end of terrace building comprising a Large Ground Floor Retail Unit with Mezzanine Office and Ancillary Store at first floor level which benefits from the use of a Goods Lift. In addition, there is a rear service road allowing vehicular access for unloading.

ACCOMMODATION

Ground Floor Retail Unit

Gross Frontage 33'6" 31'2" Internal Width 62'0 Shop Depth Built Depth 88'7"

2,570 sq ft Area Approx.

Mezzanine Office

Approx. 105 sq ft

First Floor Ancillary

Store and Canteen Area 1,000 sq ft Approx. Ladies & Gents WCs

Total Area 3,675 sq ft Approx.

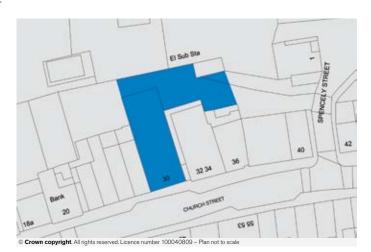
VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is occupied by **D. Powley as a Freezer Centre** & Discount Food Store (in occupation for over 6 years) on a Quarterly Tenancy at a current rent of £6,240 per annum exclusive.

Note: 6 week completion.



£6,240

Vendor's Solicitors

Tees Law

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