



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. 2½ 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"
Internal Width	31'2"
Shop Depth	62'0"
Built Depth	88'7"
Area	Approx. 2,570 sq ft

Mezzanine Office

Area	Approx. 105 sq ft
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First Floor Ancillary

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

Total Area	Approx. 3,675 sq ft
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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.



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£6,240 per annum

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

Vendor's Solicitors

Tees Law
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For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page