



SITUATION

Located in the main retail thoroughfare of the town centre, nearby **William Hill, Londis** and a host of local traders as well as being directly opposite Willington Town Park. Willington lies approx. 6 miles south west of Durham and approx. 14 miles north of Darlington.

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level. There is a loading door which benefits from vehicular access via a rear service road.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	31'10"
Internal Width	29'10" (max)
Shop Depth	54'3"
Built Depth	69'11"
Sales Area	Approx. 1,450 sq ft
Store Area	Approx. 380 sq ft

First Floor Ancillary

Area	Approx. 1,250 sq ft
2 WCs (1 not in use)	

Total Area	Approx. 3,080 sq ft
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VAT is applicable to this Lot

FREEHOLD

TENANCY

The property is let on a Quarterly Tenancy to **M. Hall** at a current rent of **£6,600 per annum** exclusive ([see Note 1](#)).

Note 1: The property has been used as a grocers for at least 25 years and we understand the current tenant has been trading from the property since 2001 via a previous lessee company.

Note 2: 6 Week Completion.

£6,600 per annum

The Surveyors dealing with this property are **Steven Grossman** and **Joshua Platt**

Vendor's Solicitors

Fladgate LLP

Tel: 020 3036 7000 Ref: Gavriel Cohen

Email: gcohen@fladgate.com

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 £850 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders' page**