



SITUATION

Located next to the junction with Princes Street within the town centre amongst such multiple traders as **Halifax, Santander, British Heart Foundation** and **Peacocks** along with various local traders. In addition, Bishop Auckland Railway Station (Northern Rail) is less than ½ mile distant.

Bishop Auckland is a market town which lies some 12 miles south-west of Durham and 14 miles north-west of Darlington.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to a newly refurbished **Self-Contained 2 Bed Flat** on the first floor.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 14'6" Built Depth 52'0" WC	B. Phan (Nail Bar)	3 years from 23rd October 2016 (Holding over)	£7,284	
First Floor Flat	2 Bedrooms, Living Room/Kitchen, Bathroom/WC	Individual	1 year from 30th November 2024	£5,400	AST.
				Total: £12,684	

¹Not inspected by Barnett Ross

£12,684 per annum

The Surveyors dealing with this property are
Steven Grossman and **Rocco Kay**

Vendor's Solicitors

O'Neill Richmonds Law Firm Limited
Tel: 0191 246 4000 Ref: Michael Baker
Email: mbaker@oneill-law.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Interior of shop



Interior of flat

