



SITUATION

Occupying a prominent trading position in the centre of the town which includes a **Ladbrokes** and **Post Office** as well as 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

A mid terrace building comprising a **Ground Floor Restaurant** with internal access to **Ancillary Store** on the first floor.

ACCOMMODATION¹

Ground Floor Restaurant (Approx. 30 covers)

Gross Frontage	14'3"
Built Depth	48'9"
Area	Approx. 696 sq ft

First Floor Ancillary

Area	Approx. 314 sq ft
WC	

Total Area	Approx. 1,010 sq ft
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¹Not inspected by Barnett Ross. Areas taken from VOA.

VAT is NOT applicable to this Lot

FREEHOLD



Interior of Property

TENANCY

The entire property is let on a repairing and insuring Law Society lease to **M. H. Sadek as an Indian Restaurant** for a term of 5 years from 19th April 2021 (**see Note**) at a current rent of **£4,740 per annum** exclusive.

Note: The property has traded as an Indian Restaurant since 2017.

£4,740 per annum

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

Vendor's Solicitors

Hanne & Co
Tel: 020 7228 0017 Ref: Tom Mythen
Email: tom@hanne.co.uk

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'**