



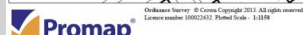
FOR SALE

RETAIL INVESTMENT

**8 FRONT STREET
SACRISTON
CO DURHAM
DH7 6LE**

Location

Sacriston is located approximately 5 miles north west of Durham City and 12 miles south of Newcastle upon Tyne. Well placed for the main road network, being in close proximity to the A167 dual carriageway, which in turn links to the A1(M) Motorway 4 miles to the north. Tesco Express and Heron Frozen Foods are represented close by as is a new purpose built Community Health Centre.



The accommodation is arranged on a split level in two linked buildings. The sales accommodation is situated within a single storey brick built property with pitched tile roof to the front and flat roof to the rear. The sales area is rectangular in shape with a modern dual fronted shop front with roller shutters and side access.

The ancillary goods receiving and preparation stock and staff areas are situated in the adjoining two storey building of brick construction with dual pitched slate roof to the front and a flat roof to the rear. Loading is available via the lane to the rear via an up and over electric roller shutter.

There is a small free car park close by.

Accommodation

Description		
Ground Floor		
Internal Width	9.54 m	31' 04"
Shop & Built Depth	18.90 m	62' 00"
Sales Area	179.39 sq m	1,931 sq ft
Receiving	41.76 sq m	450 sq ft
Prep/Office	38.44 sq m	414 sq ft
First Floor Stock and Staff	28.52 sq m	307 sq ft

Lease Details

The property is held under a lease for a term of 6 years from the 26 January 2016 at a passing rent of £12,000 per annum. Full lease details are available upon request.

Legal Costs

Each party to bear their own legal costs incurred in the transaction along with any VAT thereon.

Rateable Value

The property has a Rateable Value from April 2017 of £11,000.

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Durham County Council).

Asking Price

Offers in the region of £140,000 reflecting a net initial yield of 8.36% after purchasers' costs at 2.5%, are invited for the benefit of our client's freehold interest, subject to contract.

EPC

The Energy Performance Asset Rating is Band C (59). A full copy of the EPC is available for inspection if required.

VAT

All prices quoted are deemed to be exclusive of VAT.

Key Points

- Total Income £12,000
- Asking Price £140,000, subject to contract
- NIA 3,102 sq ft

Viewings & Further Information

Strictly by prior appointment with the agents:-

Contact: Kevin McGorie
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Contact: Mark Convery
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