

On the Instruction of Barclays Bank plc

FREEHOLD AVAILABLE

WOLSINGHAM, 2 Front Street, DL13 3AA



Key Features

- FREEHOLD FOR SALE

Viewing

By appointment via this office:

Will Clark

t: +44 113 394 8883
e: will.clark@cbre.com

Nik McCarthy

t: +44 113 394 8855
e: nik.mccarthy@cbre.com

CBRE Limited

6th Floor, Toronto Square
Leeds LS1 2HJ

www.cbre.co.uk/retail

Date of Issue 05-06-2018

Location

The property is located within the small market town of Wolsingham, situated in County Durham. The property itself is located on Front Street, close to the junction with Market Place and forms part of the main retail thoroughfare within the town. There is a **Spar convenience store** within the town whilst the other units are mainly occupied by local operators.

Description

The property is arranged over ground floor only of a three storey traditional stone building. The property comprises a former banking hall, staff counter, meeting room, strong room and two W.C's. There is a garden to the rear of the property. The sale is subject to the ATM remaining.

Accommodation

Ground Floor	81.20 Sq m	874 Sq ft
Total	81.20 Sq m	874 Sq ft

Planning

The retail property benefits from A2 planning consent.

Price

Offers in excess of **£80,000**.

Rates

We are informed by the Local Rating Authority that the current Rateable Value of the shop is £5,300.

The UBR for 2018/2019 is 48.0p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

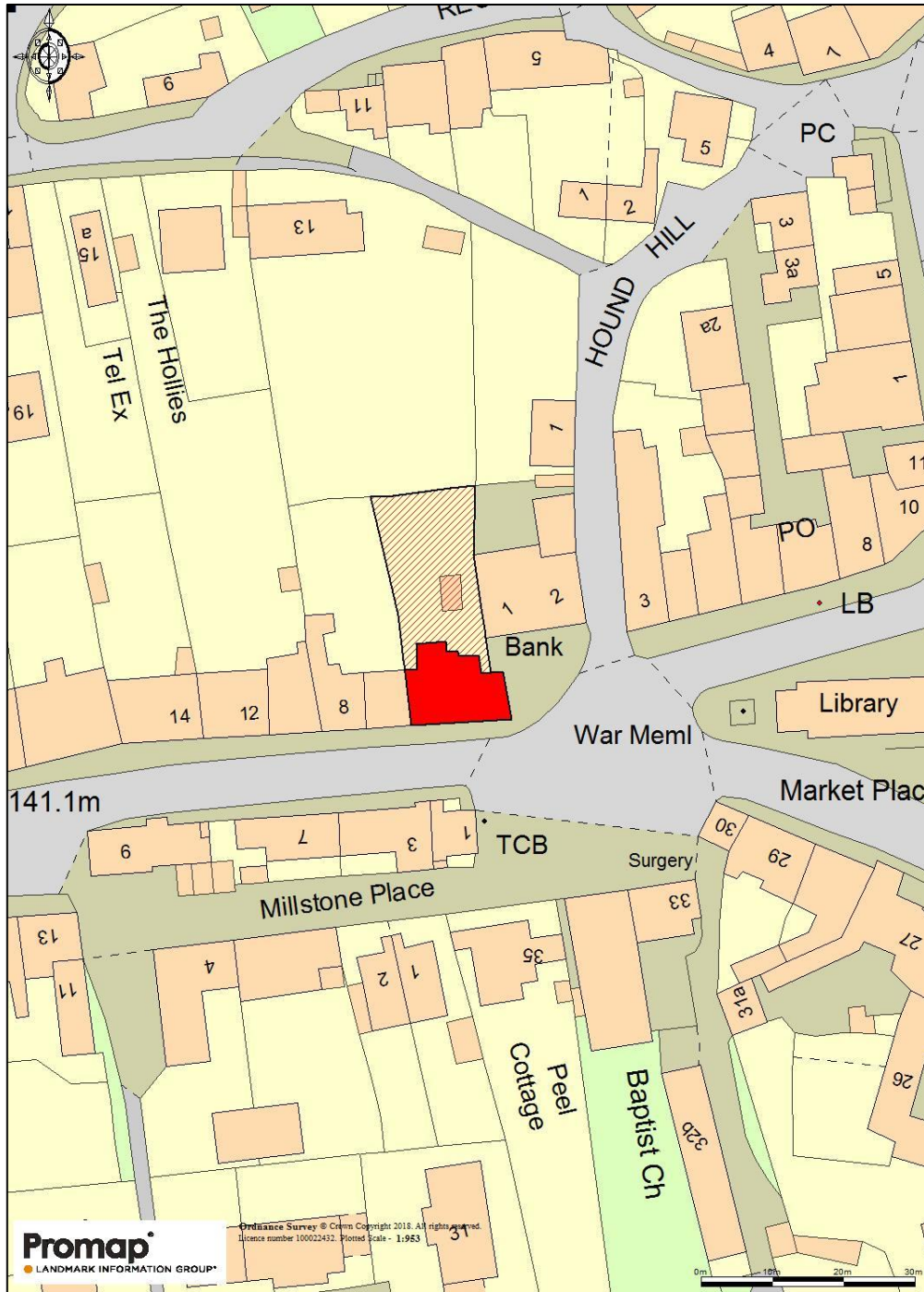
EPC

Available upon request.

On the Instruction of Barclays Bank plc

FREEHOLD AVAILABLE

WOLSINGHAM, 2 Front Street, DL13 3AA



Not to scale.

Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office.

© Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316.

© Crown Copyright, All rights reserved. CBRE Ordnance Survey Licence Number: 100019184

DISCLAIMER: CBRE Limited

CBRE Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Whilst CBRE Limited uses reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. CBRE Limited as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

CBRE