

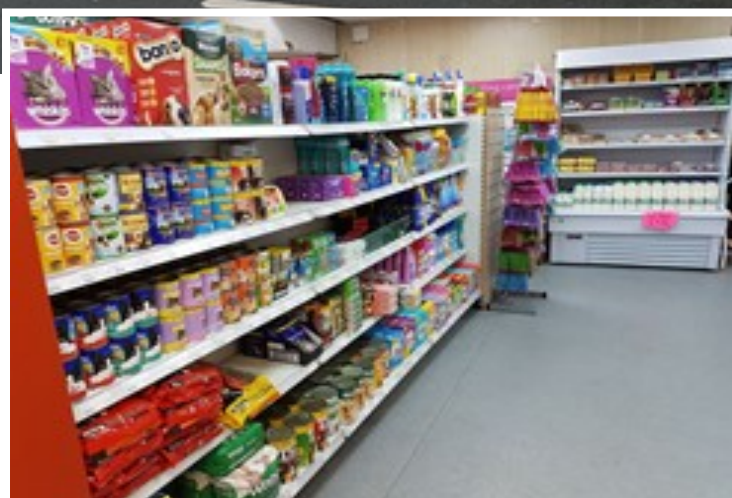
retail in DL4

Redworth Road, Shildon
County Durham, DL4 2JJ

£169,950

- ✓ Freehold and business for sale
- ✓ Ground floor post office/off licence
- ✓ First floor two bedroom flat
- ✓ Licence to open until 11pm every day
- ✓ Fixtures and fittings included
- ✓ Lotto, cash machine and CCTV

COMMERCIAL



Summary

- Property Type: Retail - Parking: None Price: £169,950

Description

We are pleased to offer to the market the opportunity to purchase both the business and freehold of this two storey post office, located along Redworth Road, Shildon. The business, Shildon Post Office and Stores, occupies the ground floor as a post office and off licence, with a two bedroom flat to the first floor. All fixtures and fittings are to be included within the sale. The property is currently owner occupied and to be sold with vacant possession.

Location

The subject property is located along Redworth Road, Shildon, County Durham. Redworth Road is a busy mixed commercial and residential street leading off to Byerley Road, right through Shildon town centre and just a few minutes from Shildon train station. Shildon and its surrounding areas are made up primarily of residential properties, and is an established location with good access links provided by the A1 to the east, and Durham city centre approximately 13 miles north.

Accommodation

GROUND FLOOR (commercial)

Main sales area: 49.08sqm

Storage: 8.35sqm

FIRST FLOOR (commercial)

Further storage: 13.20sqm

FIRST FLOOR (residential)

Lounge: 21.07sqm

Kitchen: 6.25sqm

Bathroom

Double bedroom: 11.97sqm

Second bedroom: 10.73sqm

Commercial NIA: 70.63sqm (760sqft)

Total NIA: 120.65sqm (1,299sqft)

Business Details

The subject business is operating as 'Shildon Post Office and Stores', a post office and off licence. The business currently opens every day from 8.30am to 9pm (opening at 9am on Sundays), but has potential to open longer as it is licensed to open until 11pm. All fixtures and fittings is to be included in the sale, with stock at valuation. The business benefits from Lotto, a cash machine and CCTV. Accounts are available to view upon serious enquiry.

Tenure

Freehold. Title number DU65078.

Rateable Value

The adopted rateable value is £3,250 as of 1st April 2017.

Sourced from VOA.

EPC

We currently await copies of the Energy Performance Certificate.

VAT

We are advised that VAT is not applicable on this transaction.

Additional Information

For further information please contact our office direct on 0191-425-1507, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Redworth Road, Shildon, County Durham, DL4 2JJ

Contact your local branch today for more information on this property:

2 Hill Street , Gateshead, Tyne & Wear, NE8 2AS, Tel: 0191 425 1507, Fax: 0191 222 0314, www.pattinson.co.uk

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