

retail in DL4

Redworth Road, Shildon
County Durham, DL4 2JJ

£129,950 Asking Price

- ✓ Two storey end-terrace property
- ✓ Ground floor A1 retail unit
- ✓ Two bedroom apartment above
- ✓ Plenty of parking nearby
- ✓ Freehold title
- ✓ For sale with vacant possession

COMMERCIAL



Summary

- Property Type: Retail - Parking: On Street Price: £129,950

Description

We are pleased to offer to the market the opportunity to purchase the freehold of this two storey property, located along Redworth Road, Shildon. To the ground floor is a vacant A1 retail unit, previously run as a post office and off license. There is a vacant two bedroom flat to the first floor. There is on street parking available at the side and rear of the property, as well as a large, free public car park opposite the store for customer use. We are advised that the vendor has done renovation works to the property in 2019, including adding separate access to the flat, adding a new boiler and obtaining new gas safety and electrical safety certificates.

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)

Tenure

Freehold. Title number DU65078.

Rateable Value

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

Sourced from VOA.

EPC

Available upon request.

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:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , www.pattinson.co.uk

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