

GEORGE F. WHITE



COLLINGWOOD STREET

OUNDON ▪ BISHOP AUCKLAND ▪ COUNTY DURHAM ▪ DL14 8LG

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Bishop Auckland 2 Miles ▪ Newton Aycliffe 6 Miles ▪ Durham 10 Miles

- ◇ Well Presented Ground Floor Retail Unit
- ◇ Former Hairdressers and Tanning Salon
- ◇ Frontage on Main Commercial Parade
- ◇ Refurbished First Floor Flat
- ◇ Potential for Conversion Subject to Relevant Planning Consents

Guide Price £45,000

Wolsingham 01388 529579
wolsingham@georgefwhite.co.uk



Location

The property is situated on Collingwood Street which is the main retail and leisure area within the village of Coundon. Other commercial offerings include takeaway restaurants, public houses, a pharmacy and Sainsbury's Local. Coundon is located on the outskirts of Bishop Auckland which provides further amenities and Durham City Centre is located 10 miles to the north-east.

Access

The property has direct frontage on Collingwood Street. Collingwood Street is accessed via the B6287 or the A689. These connect to the A688 which links to the A1 major highway.

Description

The property comprises an end of terrace ground floor retail unit and first floor flat. It is of masonry brick construction with rendering under a pitched slate roof.

Retail Unit - The ground floor is a former hairdressers and tanning salon. The demise is well maintained with a light and airy main sales area. To the rear of the unit is a fair sized kitchen, WC and two further treatment rooms. These are divided by partition stud walls which can be altered or removed with the consent of the landlord. The shop has a glazed frontage to Collingwood Street of approximately 7 metres and electric roller shutters.

Residential - The first floor flat is currently undergoing an extensive refurbishment project.

Accommodation

The approximate floor areas for the property in its current state are as follows:

Retail Unit (NIA)	m²	ft²
Main Sales Area	36	389
Rear Accommodation	24	258
Ground Floor Total	60	647
First Floor Residential (GIA)	50	539
Total	110	1,186

Services

The property is connected to gas, electricity and water mains.

Tenure & Possession

The property is offered or sale freehold with vacant possession upon completion.

Energy Performance Certificate

The property has an Energy Performance Asset Rating of E/122. A copy of the certificate is available upon request.

Business Rates

The Rateable Value of the retail unit is £3,450.

This is within the 2018/19 threshold for 100% Small Business Rates Relief.

Local Authority

The Local Authority is Durham County Council.

VAT

All figures quoted are exclusive of VAT where chargeable.

Costs

Each party will be responsible for their own costs incurred.

Viewing

Viewings are to be carried out by prior appointment with George F White only.

Further Information

For further information, please contact either James Carruthers or Victoria Huntley on:

Telephone: 01388 529531
0191 6053486
Email: jamescarruthers@georgefwhite.co.uk
victoria.huntley@georgefwhite.co.uk

IMPORTANT NOTICE

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. All dimensions/boundaries are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.



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8 Front Street, Wolsingham
County Durham DL13 3AA

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