

**FOR SALE – Offers in the Region of £115,000**

**1 King Street, Sherburn Village,  
Durham, DH6 1DW**

**Freehold – Mixed Use Investment Property – Shop and Flat**

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## SITUATION/LOCATION

Hill Street lies adjacent to Hallgarth Street in a relatively central position in Sherburn Village. The immediate vicinity is a densely populated mixed neighbourhood and amenities in the vicinity include Coopland's Bakery, Sherburn Community Centre and a variety of independent businesses. Sherburn Village lies approximately 4 miles east of Durham, 20 miles North of Darlington, 16 miles north east of Bishop Auckland and 20 miles south east of Newcastle Upon Tyne. The location is well served for transport links with access to the A1(M) available within a short driving distance.

## DESCRIPTION

Two storey end terrace mixed use premises comprising shop and flat.

The ground floor shop incorporates glazed window frontage to King Street comprising an open plan and versatile sales area with rear store/ prep and bathroom.

The flat is accessed from the rear comprising a shower room/ wc on the ground floor together with lounge, kitchen and bedroom on the first floor. The flat incorporates UPVC double glazed window units and is heated by way of a gas fired central heating system.

There is a large garden laid to lawn at the rear.

## TENURE

Freehold

(Both units are presently vacant)

## ACCOMMODATION SCHEDULE

Shop	37.83sq.m.	407sq.ft.
Flat	33sq.m.	355sq.ft
Total Net Internal Area	70.83sq.m.	762sq.ft.

(Agents Note: The floor area provided for the Flat has been obtained via the EPC and interested parties should make their own enquiries in this regard).

## RATEABLE VALUE/ COUNCIL TAX

Shop: Removed from ratings list. Interested parties are advised to direct further enquiries to the Local Rating Authority. (Previous £2,700).

Flat: Band A

## VAT

TBC

## VIEWING

Strictly by appointment only through agents.

## EPC

Shop: C-61

Flat: D-64





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