

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

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



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



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



**18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945**

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("information") may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS