

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Woods Terrace

Murton, Seaham, SR7 9AG

£105,000



Hunters are delighted to offer for sale this exceptional Freehold investment property which comprises of a ground floor commercial shop accompanied with a two bedroom first floor flat. The property offers a floor space 130.36 sq m (1403 sq ft) over two floors located within this busy shopping parade of mixed use commercial and residential properties. The accommodation includes a main shop floor with further access to a store room and W/c facility, access to the rear lane and a separate access to the first floor flat via a communal rear entrance. The two bedroom first floor flat comprises of a stairwell to the first floor, a kitchen, lounge and shower room W/c. Both the shop unit and first floor accommodation have been subject to extensive refurbishment which is due to be completed shortly and will be accompanied with new electric certification for the new owners. It is anticipated that the shop unit will command a rent of £600 pcm and the first floor flat £475 pcm which should realise an anticipated rent yield above 10%. Council Tax to be confirmed and EPC is on order following completion of the refurbishment works. For further information and to arrange a viewing please contact your local Hunters office situated in the Peterlee Castle Dene Shopping Centre.



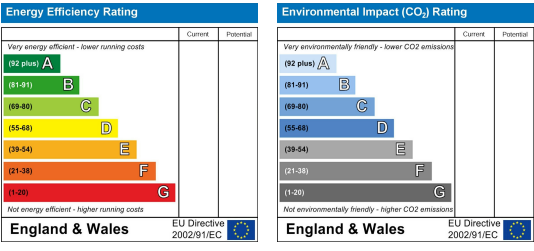
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.