

HUNTERS®

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Front Street

West Auckland, Bishop Auckland, DL14 9HL

£650 Per Month



Commercial premises offered for rent, pleasantly positioned Front Street in West Auckland, overlooking the village green. The property is vacant and sold with no onward chain and could be converted into a residential dwelling subject to relevant planning consents. It is located just a short distance from a range of local amenities including convenience stores, schools and shops, further amenities are available at both Tindale's Retail Park and Bishop Auckland's town centre. There is a regular bus service providing access to nearby towns and villages, whilst the A688 is close by for commuters.

In brief the property comprises a retail area (approx 47 square meters) with A1 use and a cloakroom to the ground floor. The first floor contains three large storage rooms. Externally the property has on street parking to the front as well as outhouse to the rear.



Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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.