

HUNTERS®

HERE TO GET *you* THERE



Church Street

Shildon, DL41DY

Price £30,000



Ideal for investors is this commercial premises offered to the market for sale with vacant possession and no onward chain. Situated in a prominent position on Church Street in Shildon, the property benefits from heavy footfall and could be utilised for a range of businesses including retail, hospitality or clerical work. Located within the town centre providing access to schools, restaurants, cafes, butchers, bakers, independent shops, convenience stores and healthcare services. Further amenities are available in the neighbouring towns Bishop Auckland and Newton Aycliffe including secondary schools, high street retail stores, leisure centres and supermarkets. There is an extensive public transport system in the area via both bus and rail, providing easy access to neighbouring towns and villages.

In brief, the property comprises; the shop floor and office space to the ground floor, with further office room, kitchen and cloakroom to the first floor. Externally, there are electric roller shutters to the front, along with a small courtyard to the rear.



The image displays two architectural floor plans for a building. The left plan is the 'GROUND FLOOR' and the right is the '1ST FLOOR'.

GROUND FLOOR: This plan shows a large 'SHOP' area at the bottom, a 'HALLWAY' in the center, and an 'OFFICE' at the top right. A staircase labeled 'UP' is located at the top left.

1ST FLOOR: This plan shows a large 'OFFICE' area at the bottom, a 'LANDING' in the center, and a 'KITCHEN' at the top right. A 'WC' (toilet) is located at the top left, and a 'STAIRS' area is at the top right. A staircase labeled 'DOWN' is located in the center left.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(81-81) B		
(69-69) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-81) B		
(69-69) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

147-149 Newgate Street, Bishop Auckland, DL14 7EN
Tel: 01388 311582 Email: bishopauckland@hunters.com <https://www.hunters.com>