



## 107 Main Street

Shildon, DL4 1AW

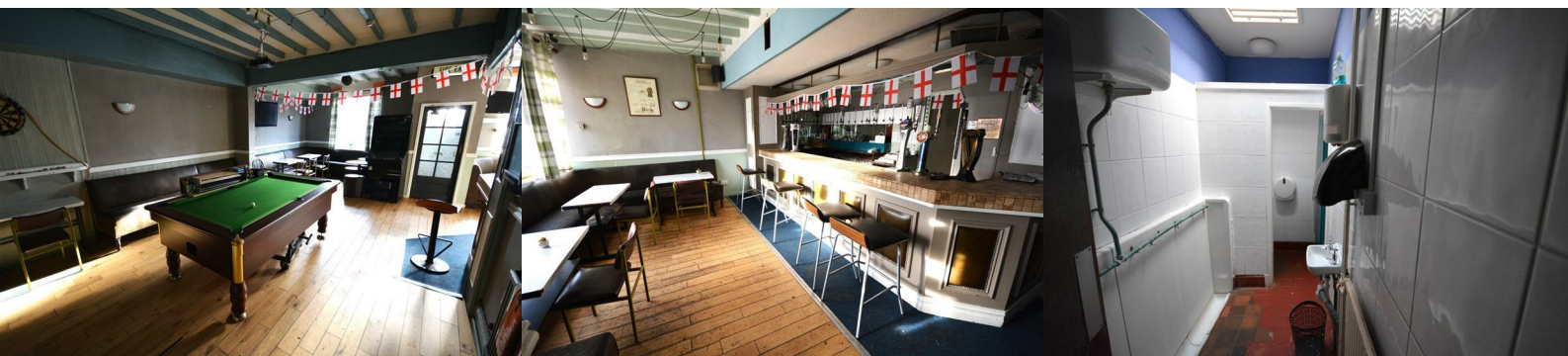
By Auction £50,000



\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £50,000 \* BIDDING CLOSES 23 APRIL 3PM\* FEES APPLY \* REGISTER YOUR INTEREST AT HUNTERS.COM SELECT AUCTIONS

Commercial premises offered for sale, previously operating as a popular public house on Main Street in Shildon. Situated within a prime position with high footfall this property could be reopened as a pub or developed into a substantial family home or self contained apartments, subject to the required planning and consents. Located just a short distance from the town centre providing access to schools, restaurants, cafes, butchers, bakers, independent shops, convenience stores and healthcare services. There is an extensive public transport system in the area via both bus and rail, providing easy access to neighbouring towns and villages. Further amenities are available in the neighbouring towns Bishop Auckland and Newton Aycliffe including secondary schools, high street retail stores, leisure centres and supermarkets. The property is sold as seen. The seller will not be providing TA6 Property Information or TA10 Fixtures and Fittings forms, and buyers must rely on their own inspections and legal enquiries.

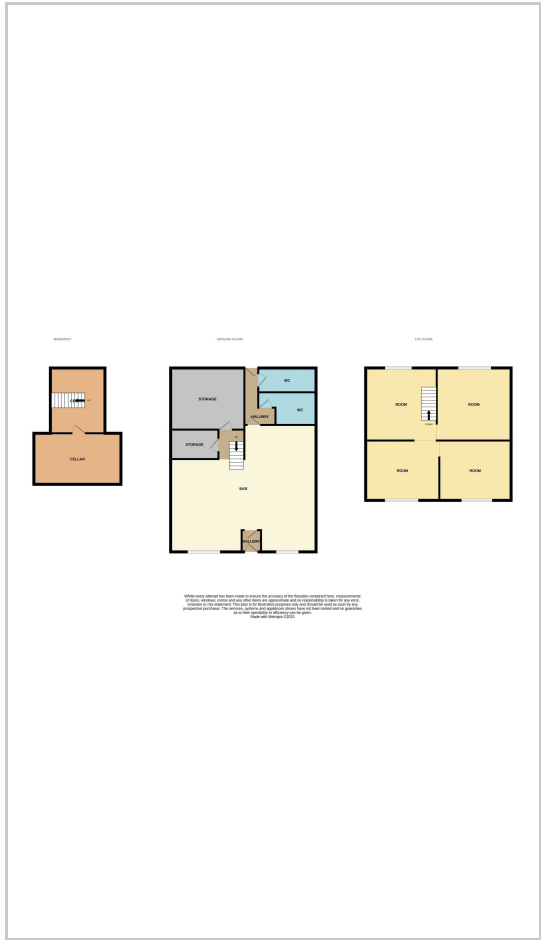
In brief, the property comprises; an entrance porch leading into the bar area, storage rooms and bathrooms. The first floor level has four additional rooms in need of development and there is a cellar providing additional storage. Externally, there is an enclosed courtyard to rear.



### 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.