

# HUNTERS®

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## 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 plan is the '1ST FLOOR'. Both plans are rendered in a simplified style with black outlines for walls and doors, and color-coded areas for different rooms.

**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. The entrance is indicated by a door at the bottom center.

**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' (restroom) is located at the top left. A staircase is also shown at the top left. The entrance is indicated by a door at the bottom center.

Below the floor plans, there is a small block of text providing additional information:

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**Energy Efficiency Rating**

Rating	Current	Potential
(12-plus) A		
(8-11) B		
(6-8) C		
(5-6) D		
(4-5) E		
(3-4) F		
(1-2) G		

Very energy efficient - lower running costs

Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

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