



## Victoria Avenue, Bishop

TRADITIONAL TERRACE  
**Auckland**

- VACANT
- THREE STOREYS & CELLAR

- DOUBLE FRONTED
- TOWN CENTRE LOCATION
- COMMERCIAL PREMISES

**Price £170,000**



# Victoria Avenue, Bishop Auckland

## DESCRIPTION

Three storey traditional terraced commercial premises offered for sale with vacant possession. This spacious property has lots of potential for office/retail space or development to residential subject to to planning and permissions. Complete with two off street parking spaces to the rear as well as further plot over the lane of approx. 7m x 4m of hard standing. Pleasantly positioned within the town centre in a prominent location within Bishop Auckland's busy town centre which has a variety of popular businesses, Solicitors, Financial Advisers, Estate Agents, Banks, bars/restaurants, local stores, cafes/food outlets, butchers, bakery's, retail shops as well as salons/barbers. The town has had great investments at Auckland Castle, its gardens, the Spanish Art Gallery, Faith Museum as well as the live action historic show Kynren which attracts visitors in the thousands. Further facilities are located just a short distance away in Tindale's Retail Park including popular high street stores such as M&S , Next and TK Maxx.

In brief this property comprises; three spacious rooms/offices, WC, kitchen and two staircases, one descending to the cellar and the other ascending to the first floor. The first floor accommodates four further spacious rooms/offices with WC and stairs ascending to the final storey. The final floor locates two rooms with storage cupboard.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Viewing

Please contact our Hunters Bishop Auckland Office on 01388 311582 if you wish to arrange a viewing appointment for this property or require further information.  
 147-149 Newgate Street, Bishop Auckland, DL14 7EN  
 Tel: 01388 311582 Email: bishopauckland@hunters.com <https://www.hunters.com>



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

