



Fore Bondgate, Bishop Auckland

County Durham, DL14 7PE

Price £130,000



Fore Bondgate, Bishop Auckland

DESCRIPTION

Full planning has been approved for developing this four storey end terrace commercial premises into three apartments perfect for holiday let or investment rentals. The ground floor retail space has a tenant in situ, details of which are available upon request. Pleasantly positioned on Fore Bondgate a prominent location within Bishop Auckland's busy town centre which has a variety of popular businesses, 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.

Located just off the A689, close to the train station and on a main bus route through the town which leads to the Bus Station in Bishop Auckland and connects to further bus services, allowing for access to Durham/Newcastle as well as to neighbouring towns and villages.

The building briefly comprises; a 35sqm ground floor retail unit with large shop frontage and access to the front. The remaining three storeys are two flats and storage currently. As a development opportunity each storey above the retail space has been approved for conversion to apartments.



ROOMS

Ground Floor

The ground floor comprises a 35sqm retail unit with large shop frontage and access to the front. The commercial tenant of the ground floor space will remain in situ and details of their tenancy are available upon request.

First Floor

Planning has been approved for converting this storey into a one bedroomed apartment with living room, kitchen/dining room and bathroom.

Second Floor

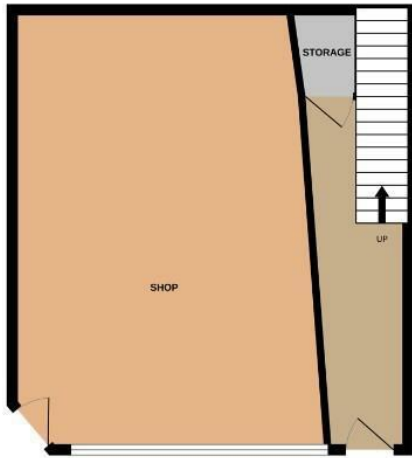
Planning permissions have been approved to convert this storey into a second one bedroomed apartment.

Third Floor

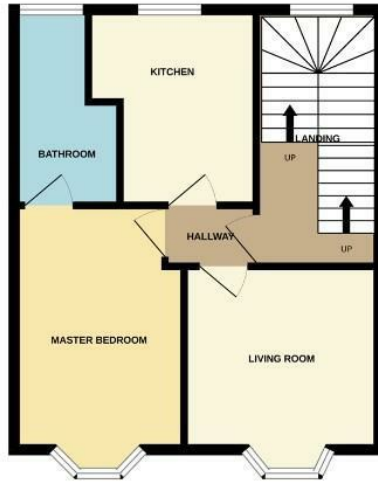
The final floor has permission granted to convert to the third one bedroomed apartment.



GROUND FLOOR



1ST FLOOR



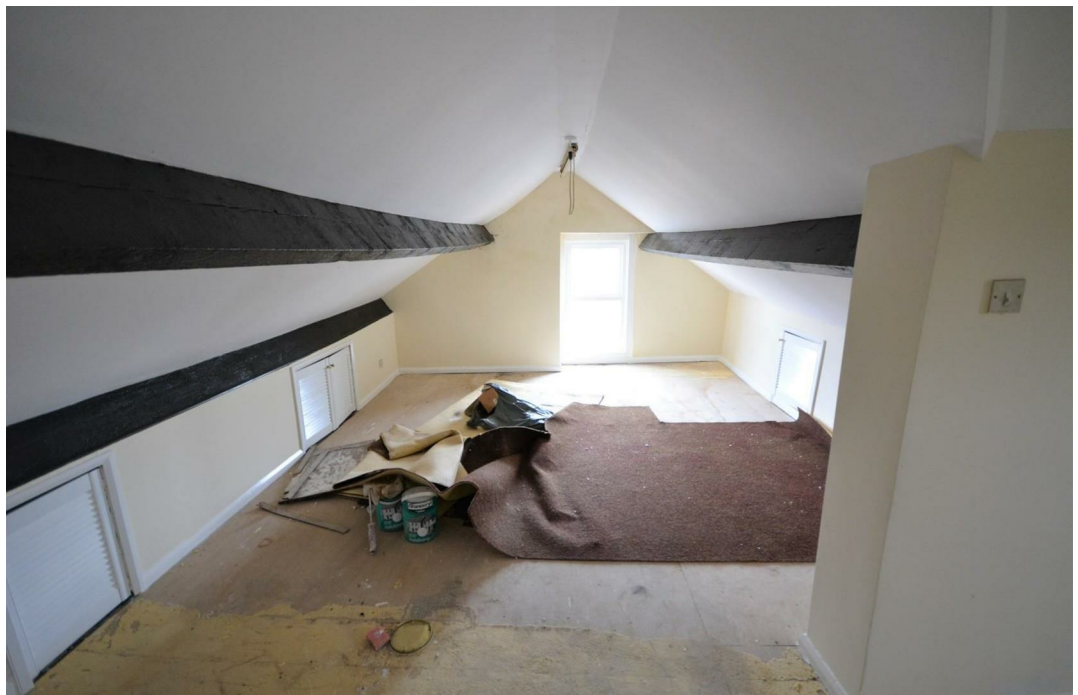
2ND FLOOR

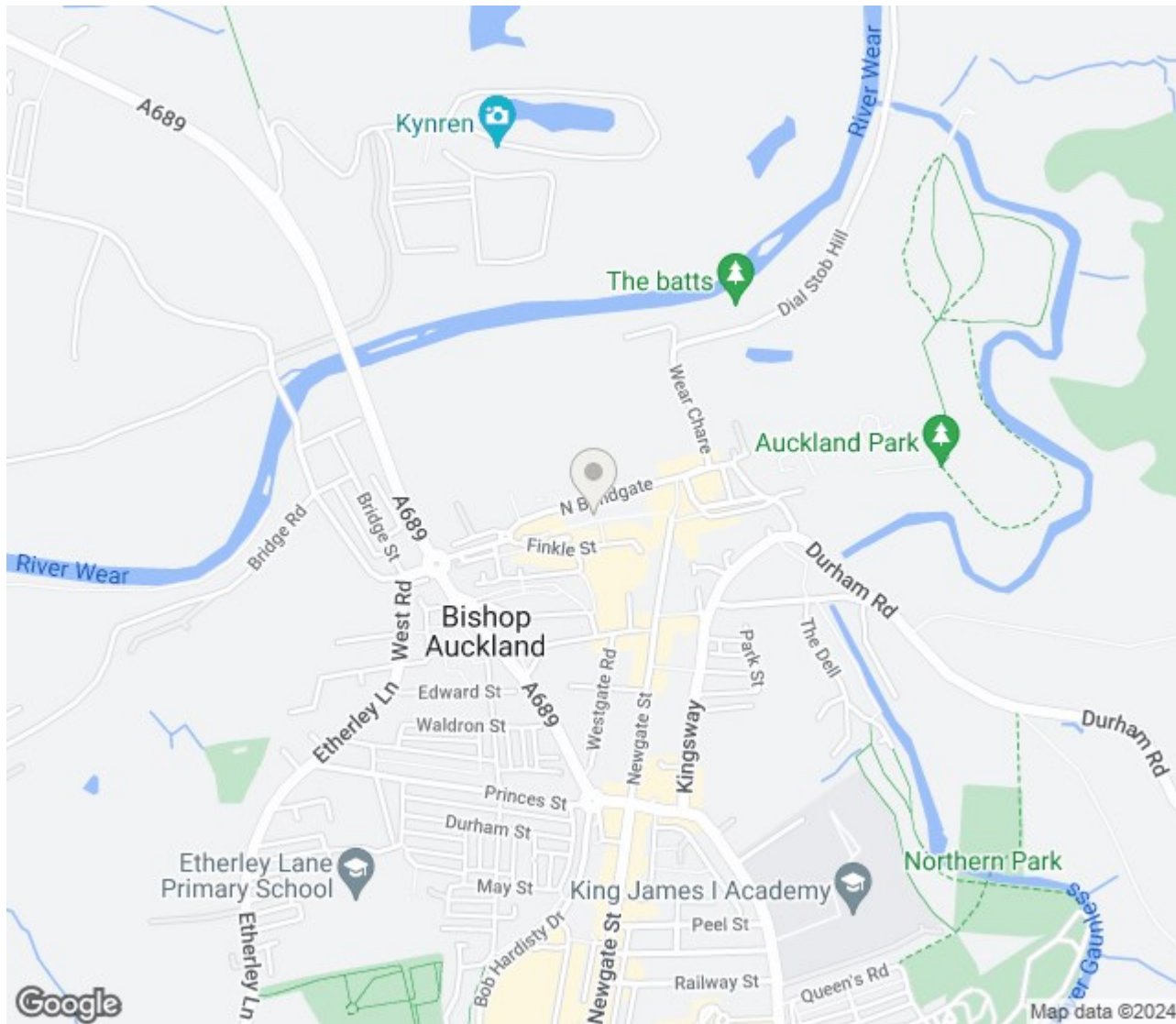


3RD FLOOR




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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

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