



Wet Rooms - Shower Rooms - Bathrooms
DISABLED BATHING SPECIALISTS



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Front Street West Auckland, Bishop Auckland, DL14 9HL

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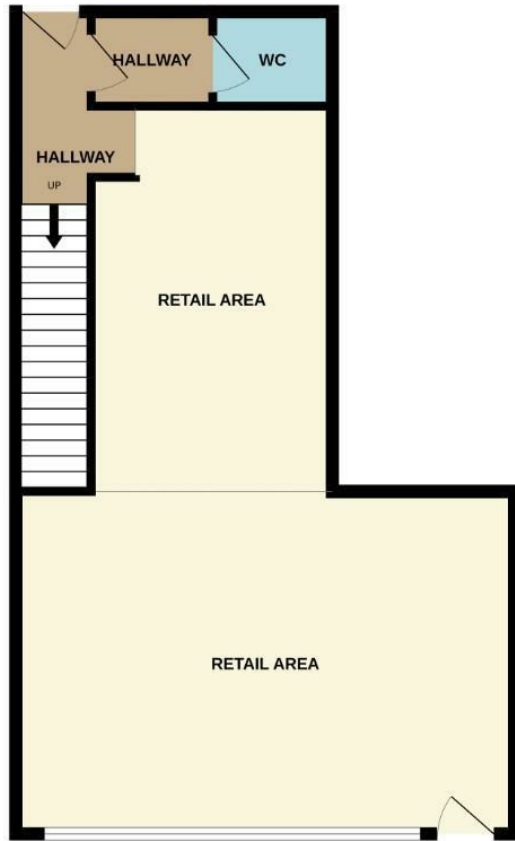
Price £90,000

Commercial premises offered for sale, pleasantly positioned Front Street in West Auckland, overlooking the village green. The property is vacant and sold with no onward chain and could be converted into a residential dwelling subject to relevant planning consents. It is located just a short distance from a range of local amenities including convenience stores, schools and shops, further amenities are available at both Tindale's Retail Park and Bishop Auckland's town centre. There is a regular bus service providing access to nearby towns and villages, whilst the A688 is close by for commuters.

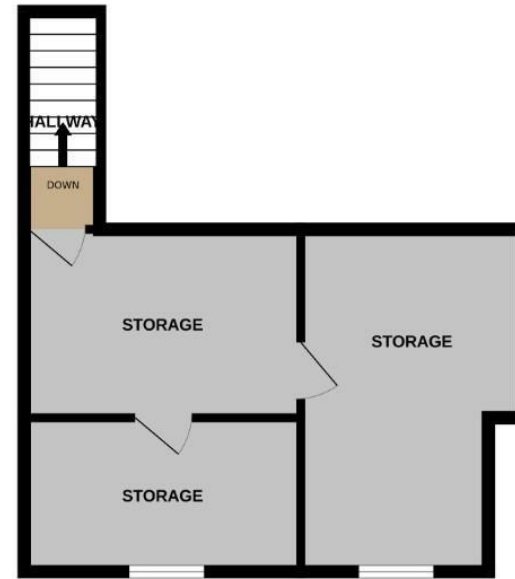
In brief the property comprises a retail area (approx 47 square meters) with A1 use and a cloakroom to the ground floor. The first floor contains three large storage rooms. Externally the property has on street parking to the front as well as outhouse to the rear.

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GROUND FLOOR



1ST 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 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 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



