



**HUNTERS®**  
HERE TO GET *you* THERE

Byerley Road Shildon, DL4 1JH

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Offers In Excess Of £100,000

A unique opportunity to purchase this commercial property, sold with a tenant in situ. The property is located on Byerley Road in Shildon. A short distance from local amenities including primary schools, convenience stores, local shops, cafes and restaurants. There is an extensive public transport system in the area via bus and rail allowing for access to neighbouring towns and villages. Bishop Auckland and Newton Aycliffe provide access to facilities such as secondary schools, supermarkets, retail stores and high street shops. The A6072 is close by leading to the A1(M) ideal for commuters.

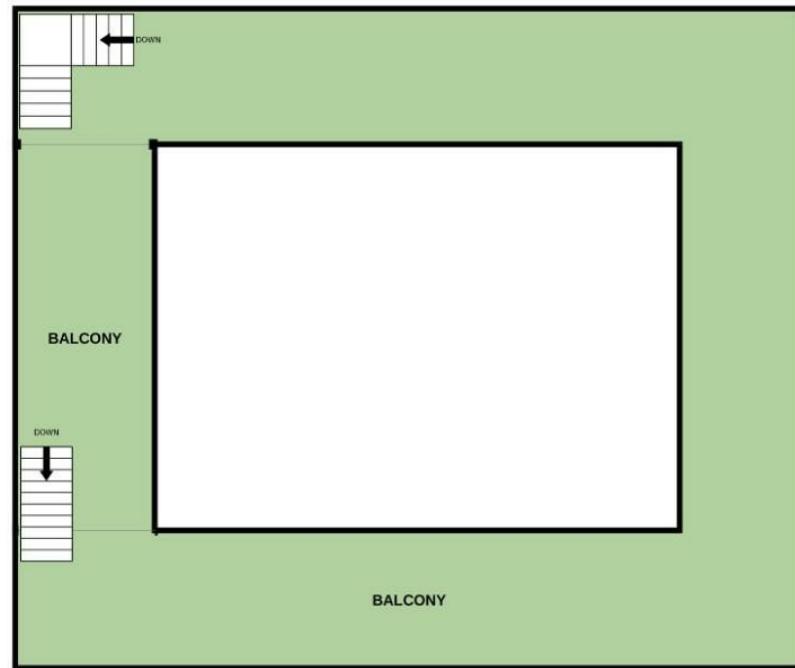
The property is currently let achieving £9,000 per annum on a 10 year lease with 8 years remaining and a mid term break. However the property also provides potential subject to relevant planning consents to be converted into a residential family home or to create two flats on the first floor above retaining the commercial unit. In brief the building comprises. an entrance hall leading into the main hall, separate kitchen, cloakroom and stairs lead to the first floor balcony area. Externally on street parking is available.

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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			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

