



Photo Provided by Vendor / Not dated

12 Fore Bondgate, Bishop Auckland DL14 7PF

- Ground Floor Vacant Takeaway with Tenanted Two Bedroom Maisonette
- Flat Let at £10,800 per annum / Takeaway Vacant
- Floor Area 166 sq. m. (1,787 sq. ft.)
- Suitable for a Variety of Cuisines
- Freehold Three Storey Property
- Ideal Investment Opportunity or Owner Operator
- High Street Location within Town Centre

Auction Guide Price £120,000 +

For Sale by Auction. Live Online Auction, bidding starts Thursday 30th May 2024

Terms & Conditions apply, see website: www.agentspropertyauction.com

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Location

The property fronts onto both Fore Bondgate and Finkle Street within the market town of Bishop Auckland, which is home to the award-winning open-air show Kynren held on Saturdays from late June to mid-September bringing thousands of visitors to the town. Durham City centre is approximately 12 miles North East from Bishop Auckland.

Description

A mid terrace three storey property with pitched roof / flat roof extension, consisting ground floor hot food takeaway with two bedroom flat over the first and second floors.

The takeaway is accessed via both Fore Bondgate and Finkle Street, with the flat accessed via Finkle Street only.

Area	sq. m.	sq. ft.
Ground Floor		
Service Area	37.03	398.59
Kitchen	29.97	322.62
Store / Prep	9.68	104.25
W.C	2.20	23.76
Total	78.89	849.22
First Floor		
Living Room	21.70	233.61
Kitchen	7.95	85.61
Bedroom	12.71	136.89
Shower / W.C	4.23	45.61
Store	12.35	133.04
Total	58.97	634.76
Second Floor		
Bedroom En-suite	28.21	303.68
Net Internal Area	166.07	1,787.66

Rental Income / Tenant

The flat is let at £900 p/c/m to a private tenant. The takeaway is vacant.

Tenure

Freehold

Auction Guide Price

£120,000 +

Viewing

Strictly by appointment through this office.

Notice

The front photo was provided by the vendor, not dated. All other Photos were taken by RMS the end of April 2024.

Rateable Value

The 2024 Rating List entry is Rateable Value £5,500.

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Council Tax Band

Not assessed

Title number

DU134635

Auction

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Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

Important Notice

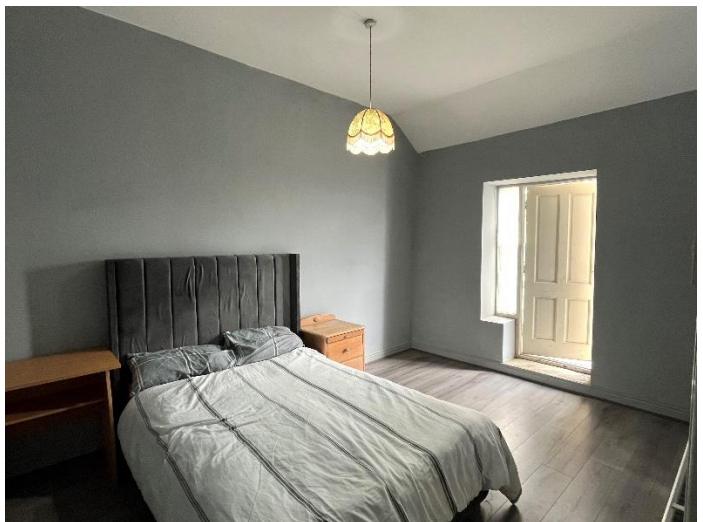
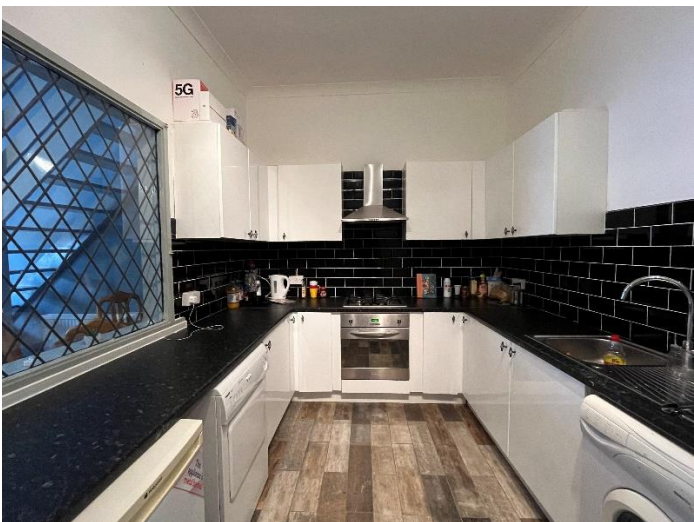
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3. Any areas, measurements and distances given are approximate only.
4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: agentspropertyauction.com

Ref: I006 (Version 1)

Prepared 07th May 2024



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