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48 Front Street, West Auckland, Bishop Auckland, DL14 9HL

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## Offers In Excess Of £300,000

Bursting with rich history is this partially Grade II listed commercial premises located on Front Street, West Auckland. Previously operated as a successful antique shop and café, this property is offered to the market for sale with all furnishings included providing the perfect turn-key investment for those hoping to begin immediate trading. The property also boasts a generously sized enclosed yard which hosts the original stable building, adding a fantastic touch of history and character and also has space for outdoor café seating. For those interested in a seamless transition into ownership, the property is available for purchase, including all stock, which can be negotiated separately.

Pleasantly positioned Front Street in West Auckland overlooking the village green, the property is located just a short distance from a range of local amenities including, convenience stores, schools, butchers and other local businesses. 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, an entrance porch leading into the main shop and café area spread over three separate rooms, a kitchen, bathroom and storage room to the ground floor. The shop continues onto the first floor with additional antiques displayed upstairs. Externally, the property has a double length driveway to the side, leading to the gates accessing the yard. Enclosed to the rear of the property is a charming courtyard offering the opportunity for outdoor café seating with pergola and the standout original stable building which adds a fantastic touch of history and character. Tucked behind the stables is an additional garden space mainly laid to lawn with gravelled pathways throughout with storage shed and appointed with well established trees, bushes and shrubbery.

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GROUND FLOOR



1ST FLOOR



OUTBUILDING




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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		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	



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(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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. 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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











