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Street
Pasta

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Price £90,000

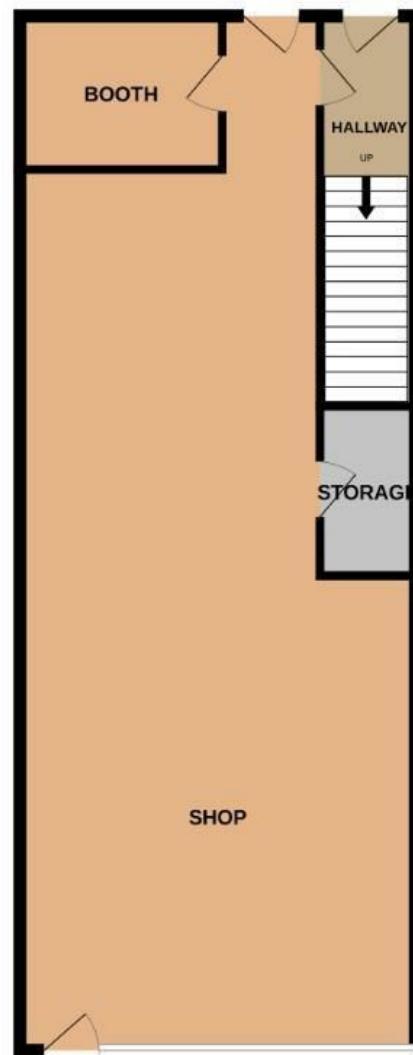
Three storey commercial property sold with tenants in situ. The tenants have a three year lease until September 2028 paying £8000 per annum. The property is located in a prime position on Newgate Street, in the heart of Bishop Auckland. The property comprises a main retail area to the ground floor. The rear porch has access to the staircase ascending to the first floor as well as security door leading into back lane. The first floor accommodates office space fitted with network and power points, a large store cupboard and WC with wash basin. A further staircase ascends to the final floor which could be used as additional office space or storage complete with power points and window to the front.

Bishop Auckland town centre has a range of businesses including a mix of retail stores, food outlets, local independent stores as well as financial services including banks. The town centre has undergone major investment to improve local services as well as provide the town with attractions such as the Mining Art Gallery, Auckland Tower, Auckland Castle, Deer Park and Walled Gardens as well as future planned attractions such as the Spanish Art Gallery and Faith Museum. The town centre is also host to an array of popular annual events such as the Food Festival, and Kynren - the open air live action show, which attract thousands of people from much further afield every year.

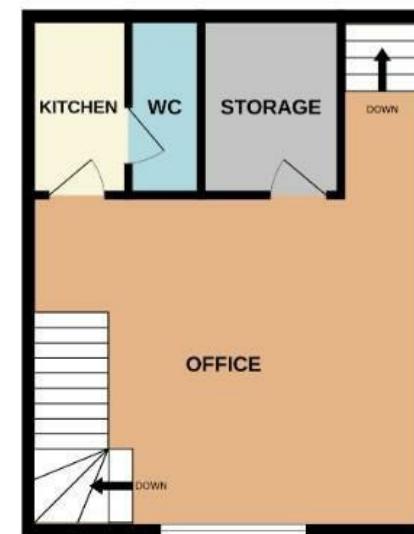
Call us on 01388 311582 for further details or to arrange a viewing.

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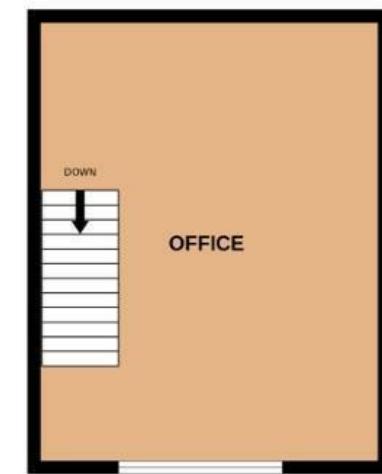
GROUND FLOOR



1ST FLOOR



2ND 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 (CO₂) 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

SHOP FLOOR

15'1" x 46'11"

The shop floor is 61.79 m², benefiting from power points, network cabling and being partly furnished with five office desks, electric portable heaters, low energy LED lighting and customer seating area. Lockable cupboard provides secure storage.

KITCHEN

The kitchen has been fitted with base unit, work surface and sink with electric water heater. Power points are fitted and there is ample space for free standing appliances. Windows to the rear.

1ST FLOOR

1ST FLOOR

OFFICE

First floor office area complete with network and power points.

WC

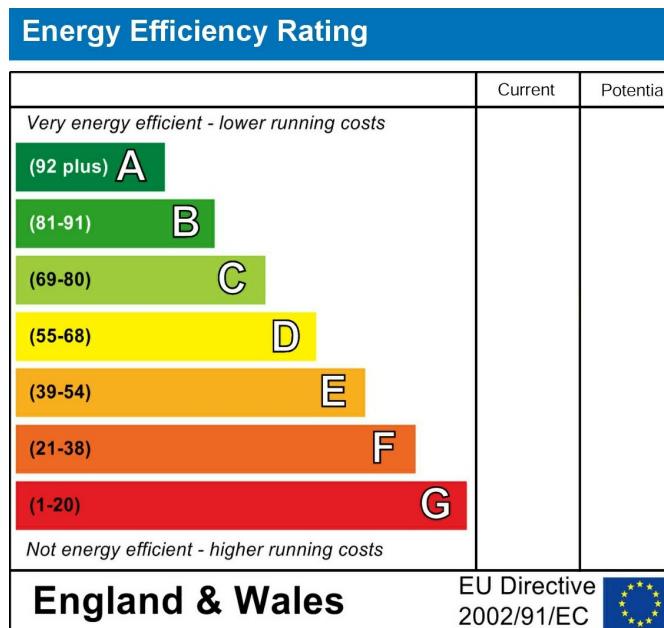
Fitted with WC, wash hand basin and electric water heater.

STORAGE

The first floor has a good sized storage room with a light, power and windows.

OFFICE.

The second floor contains a further office area with power points, lighting and window to the front.



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.

