



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

42 Church Street, Shildon, DL41DY

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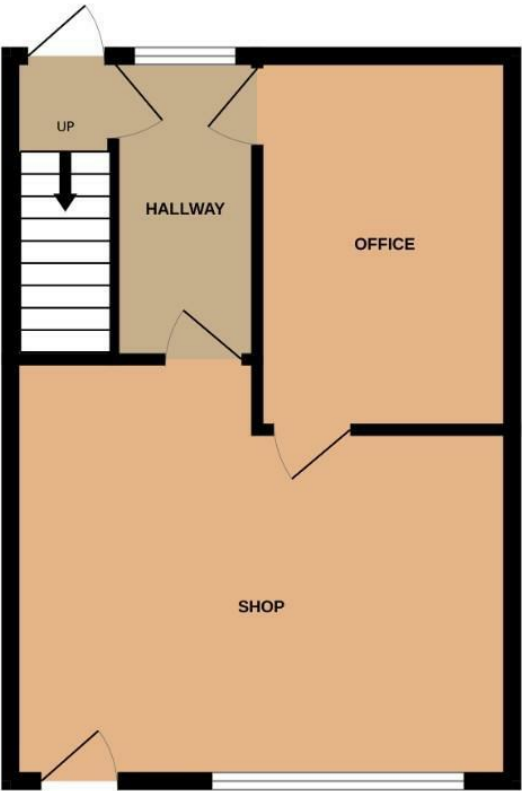
Price £30,000

Ideal for investors is this commercial premises offered to the market for sale with vacant possession and no onward chain. Situated in a prominent position on Church Street in Shildon, the property benefits from heavy footfall and could be utilised for a range of businesses including retail, hospitality or clerical work. Located within the town centre providing access to schools, restaurants, cafes, butchers, bakers, independent shops, convenience stores and healthcare services. Further amenities are available in the neighbouring towns Bishop Auckland and Newton Aycliffe including secondary schools, high street retail stores, leisure centres and supermarkets. There is an extensive public transport system in the area via both bus and rail, providing easy access to neighbouring towns and villages.

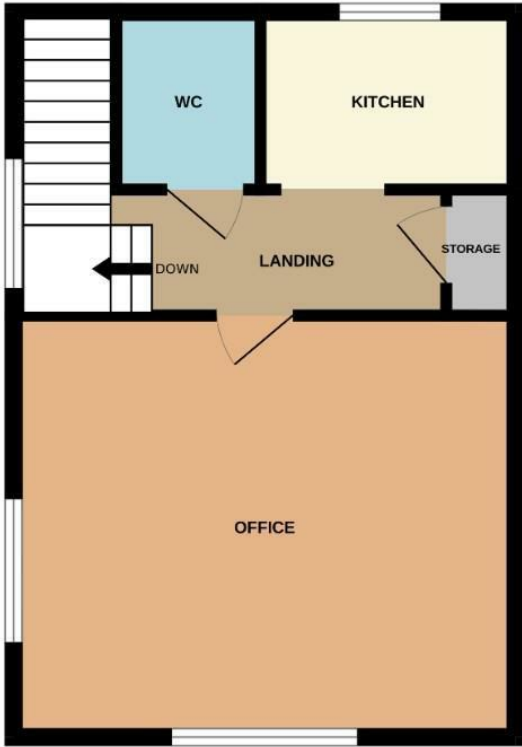
In brief, the property comprises; the shop floor and office space to the ground floor, with further office room, kitchen and cloakroom to the first floor. Externally, there are electric roller shutters to the front, along with a small courtyard to the rear.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | www.hunters.com

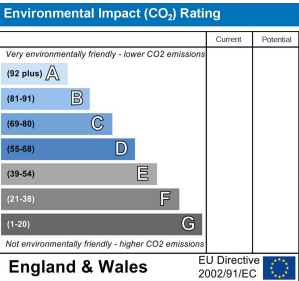
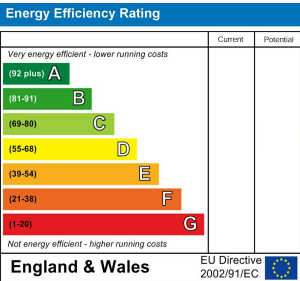
GROUND FLOOR



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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**Shop**  
16'4" x 13'9"

**Ground Floor Office**  
12'1" x 8'2"

**First Floor Office**  
16'4" x 13'10"

**Kitchen**  
8'4" x 4'7"

**Cloakroom**  
4'7" x 4'5"

| 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<br>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.



