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Cafe, 10 Fore Bondgate, Bishop Auckland, DL14 7PF

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Price £250,000

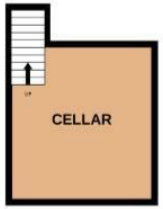
Situated in a prime town centre location is this superb semi-commercial property offered to the market for sale. With its ground floor commercial space and self contained 4-bedroom flat, this unique property is bristling with potential and would be perfect for a wide variety of purchasers from those interested in setting up their own business, to those looking to invest in the local area. Currently running as a popular café, the premises offers a versatile ground commercial space which could easily be used to host a multitude of merchants including hospitality, retail and much more, and has the added benefit of a high footfall of both local customers and those who have travelled to the area from further afield. Above the café, there is a spacious four-bedroom self-contained apartment spread over three floors which has been recently fit with a new roof. Utilised by the current owners as a holiday let, the flat offers another way of generating an additional income for investors and is also ready to move into for those hoping to purchase the property for their own residence.

Pleasantly positioned on Fore Bondgate a prominent location within Bishop Auckland's busy town centre which has a variety of popular businesses including; banks, bars, restaurants, local stores, cafes/food outlets, butchers, bakeries, retail shops as well as salons/barbers. The town has had great investments at Auckland Castle, its gardens, the Spanish Art Gallery, Faith Museum as well as the live action historic show Kynren which attracts visitors in the thousands. Further facilities are located just a short distance away in Tindale's Retail Park including popular high street stores and supermarkets. Located just off the A689, close to the train station and on a major bus route through the town which connects to further bus services, allowing for access to Durham/Newcastle as well as to neighbouring towns and villages.

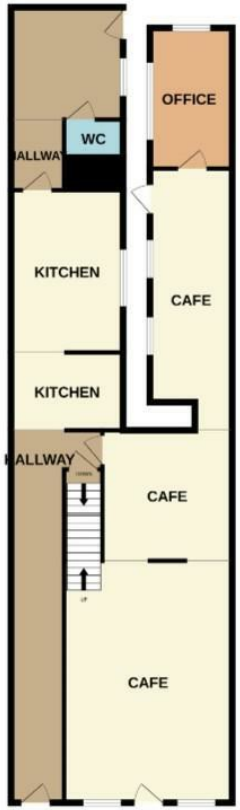
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BASEMENT



GROUND FLOOR



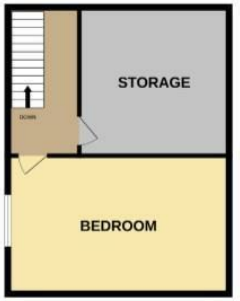
1ST FLOOR



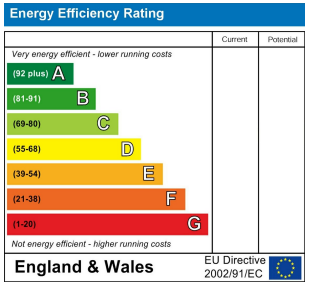
2ND FLOOR

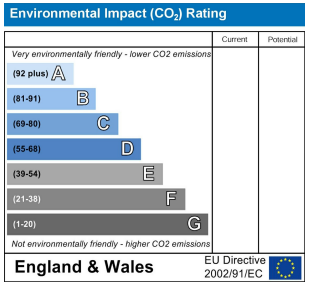


3RD FLOOR



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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Ground Floor Commercial Space
The ground floor hosts the commercial premises consisting of the cafe, kitchens, office and cloakroom, with stairs descending to the cellar.

Living Room
21'2" x 19'8"
Generously sized living room offering plenty of space for living and dining furnitre and benefits from neutral decor and dual windows to the front elevation allowing ample natural light.

Kitchen
14'7" x 12'9"
The kitchen is fitted with a range of wood effect wall, base and drawer units with contrasting work surfaces, tiled splashbacks, sink/drainer, integrated electric oven, gas hob and overhead extractor hood. Space is available for free standing appliances including a washing machine and tumble dryer, while the breakfast bar offers ample seating.

Cloakroom
2'11" x 2'11"
First floor cloakroom half tiled and fitted with a wash hand basin and WC.

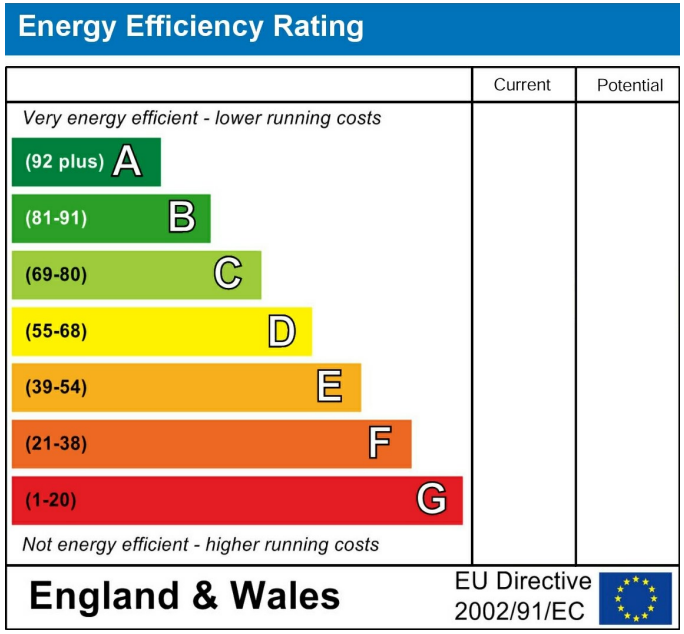
Bedroom Three
19'0" x 6'6"
The third bedroom offers space for a double bed and further furniture, benefiting from dual windows to the side elevation providing lots of natural light.

Bedroom Four
12'10" x 6'6"
The fourth bedroom is a spacious single room with plenty of space for furniture and window to the side elevation.

Bathroom
7'10" x 6'6"
The family bathroom is fitted with a corner bath with overhead shower, corner shower cubicle, wash hand basin and WC with frosted window to the side elevation.

Bedroom Two
13'1" x 13'0"
Bedroom two is a spacious double bedroom with ample space for a king-sized bed and further furniture, with window to the rear elevation.

Master Bedroom
19'2" x 12'3"
The impressive master bedroom is located on the top floor of the property and has a vast amount of space for a king-sized bed and plenty of further furniture. Window to the side elevation.



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.


Sam Zair's
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Specials












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FLOOR
















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