

HUNTERS[®]

HERE TO GET *you* THERE



107 Main Street

Shildon, DL4 1AW

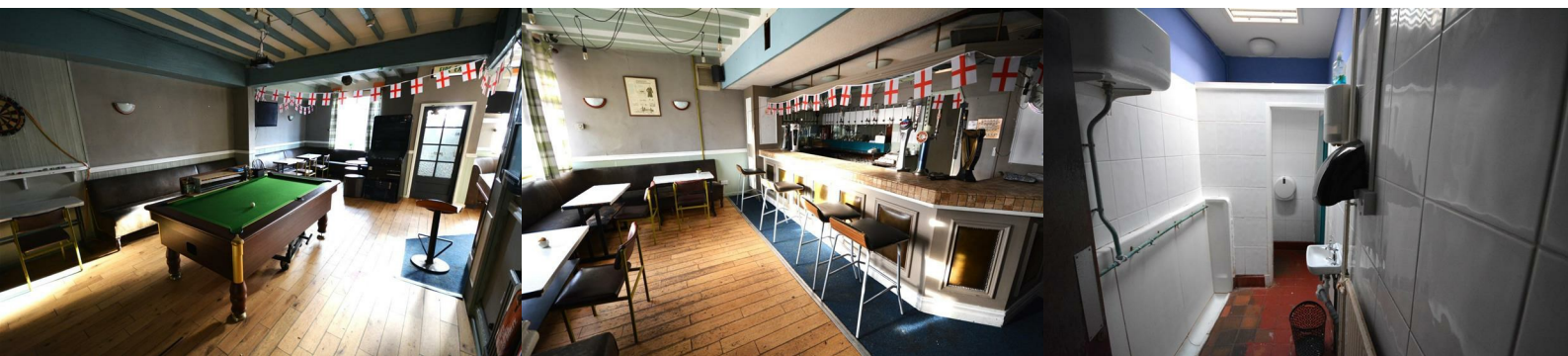
By Auction £50,000



*FOR SALE VIA TRADITIONAL AUCTION * GUIDE PRICE £50,000 * BIDDING CLOSURES (TBC)* FEES APPLY * REGISTER YOUR INTEREST AT HUNTERS.COM
SELECT AUCTIONS

Commercial premises offered for sale, previously operating as a popular public house on Main Street in Shildon. Situated within a prime position with high footfall this property could be reopened as a pub or developed into a substantial family home or self contained apartments, subject to the required planning and consents. Located just a short distance from the town centre providing access to schools, restaurants, cafes, butchers, bakers, independent shops, convenience stores and healthcare services. There is an extensive public transport system in the area via both bus and rail, providing easy access to neighbouring towns and villages. Further amenities are available in the neighbouring towns Bishop Auckland and Newton Aycliffe including secondary schools, high street retail stores, leisure centres and supermarkets.

In brief, the property comprises; an entrance porch leading into the bar area, storage rooms and bathrooms. The first floor level has four additional rooms in need of development and there is a cellar providing additional storage. Externally, there is an enclosed courtyard to rear.



[illegible]

Energy Efficiency Rating

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

Current Potential

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

Current Potential

England & Wales EU Directive 2002/91/EC

England & Wales EU Directive 2002/91/EC

147-149 Newgate Street, Bishop Auckland, DL14 7EN
Tel: 01388 311582 Email: bishopauckland@hunters.com <https://www.hunters.com>