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FOR SALE

**The "Lightfoot Institute and Centre" Premises
Kingsway, Bishop Auckland, DL14 7JN**

**Detached Grade II Listed Stone Built Property
Total NIA 337.37sq.m. (3,630sq.ft.)**



**Freehold
Asking Price £150,000**

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SITUATION/LOCATION

The property is situated within walking distance of all town centre amenities fronting a main road into the town centre. The area is mixed residential and commercial including licenced premises, offices, apartments and trade counter operator.

PREMISES

Detached Grade II Listed stone built property under pitched tiled roofs constructed circa mid 19th Century and retaining some original features including fireplaces, cornices and flooring. The building incorporates a single storey extension to the rear of brick construction with flat roof constructed approximately 1980s. The building is fire alarmed and has a security alarm. The main building consists of various office rooms on ground and first floor with WC facilities. The rear extension comprises a large open plan meeting hall with suspended timber floor, small catering kitchen and male and female WCs. The property has gas fired central heating. Externally to the rear are four marked parking bays with right of access adjacent to the building which is shared with a scout association building and residential property to the rear. To the front of the building is a flagged and part gravelled forecourt with dwarf stone walling.

ACCOMMODATION

Ground Floor

Entrance Porch
Leading to

Entrance Hall

With fireplace and original tiled floor, leading to:-

Office 1	3.4sq.m.
Office 2	5.05sq.m.
Inner Corridor with office space	12.6sq.m.
Office 3	15.48sq.m.
Kitchenette	3.24sq.m.
Store (with electric meters)	3.13sq.m.
Male and Female WCs	
Office 5	23.52sq.m.
Office 6	36.32sq.m.

Meeting Hall Extension

Hall	76.96sq.m.
Kitchen	14sq.m.
Male and Female WCs	
Inner Hall providing exit to car	

parking area
Cleaning cupboard

First Floor

Large open plan office area	129.03sq.m.
Further office	14.64sq.m.

Total NIA 337.37sq.m. (3,630sq.ft.)

Outside

Rear car park with four car parking spaces.

TENURE

Freehold

RATEABLE VALUE

The Valuation Office Agency website shows the rateable value with effect from 1st April 2010 as deleted.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

TBC



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Carver Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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