

**FOR SALE – Offers in the Region of £135,000**

**Highlea House**

**Byerley Road, Shildon, DL4 1HN**

**Offices with managers dwelling – Development Opportunity (STP)**

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## SITUATION/LOCATION

The property is situated on Byerley Road within a predominantly residential neighbourhood in close proximity to Timothy Hackworth Primary School and approximately 0.5 miles from Shildon town centre. Shildon lies adjacent to the A68 between Bishop Auckland, Newton Aycliffe and Darlington with swift transport links across the region.

## PREMISES

Former Friends Meeting House comprising a period office building of traditional brick construction under a multi pitched and slate tile covered roof.

The main property is arranged to provide office accommodation on ground floor and mezzanine with a number of meeting/board rooms, kitchen and WC. The property has been extensively refurbished and provides an attractive office environment incorporating a gas fired central heating system and traditional timber panelling/floors throughout.

There is a separate residential dwelling (former managers house) with two bedrooms, lounge, fitted kitchen and bathroom incorporating UPVC double glazing, gas central heating and an attached garage.

Externally there is an enclosed car park at the rear for approximately 8 cars.

## TENURE

Freehold

## ACCOMMODATION

The accommodation briefly comprises:-

<b>Main Building:-</b>		
Ground Floor	165.42sq.m.	1,780sq.ft.
Mezzanine Offices	25.71sq.m.	277sq.ft.
<b>Net Internal Area</b>		
<b>191.13sq.m. 2,057sq.ft.</b>		
<b>Managers Flat:-</b>		
Ground Floor		
Kitchen	11.35sq.m.	122sq.ft.
Lounge	14.89sq.m.	160sq.ft.
First Floor		
Master Bedroom	18.43sq.m.	198sq.ft.
Bedroom Two	11.42sq.m.	123sq.ft.
Bathroom with shower, basin and wc		
<b>Net Internal Area</b>		
<b>56.09sq.m. 603sq.ft.</b>		

## RATEABLE VALUE

Offices - £8,100  
Council tax - TBC

## 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

Main Building C – 60  
Managers Flat D - 62



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