

FOR SALE - £65,000

**31A Escomb Road
Bishop Auckland, DL14 6AB**

Retail Investment – Bathroom Showroom – 1,331sq.ft.

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SITUATION/LOCATION

The property is on Escomb Road opposite Bishop Auckland General Hospital adjacent to Newgate Street. Neighbouring occupiers include Morrisons Food and Fuel Store, Hewitts Solicitors and B&Q together with a diverse range of local businesses. Bishop Auckland is a popular market town undergoing considerable regeneration through the Auckland Project situated approximately 10 miles south of Durham and 14 miles from Darlington with swift transport links across the region via A68, A167 and A1M.

PREMISES

Detached two storey commercial premises presently occupied as a bathroom showroom.

The property is of traditional brick construction under a dual pitched and tile covered roof incorporating partial glazed window frontage at ground level with ramped access. The ground floor comprises an open plan and versatile sales area with office and wc. There are additional stores/ offices on the first floor which is served with separate access from the front and incorporates dormer windows.

The property is heated via a gas fired central heating system and incorporates UPVC double glazing.

Externally there is parking for two cars at the side and loading access at the front.

The property may be suitable for a variety of redevelopment opportunities subject to obtaining the requisite statutory consents.

ACCOMMODATION

The accommodation briefly comprises:-

Net Internal Area	123.73sq.m.	1,331sq.ft.
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TENURE

Freehold

OCCUPATIONAL LEASE TERMS

Tenant: KO Bathrooms Ltd. (Co. No. 09373185)
Guarantor: K. Orchowski
Term: 3 years from July 2018
Rent: £6,500
Repairs: Full repairing and insuring

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £7,700 and falls within the threshold for small business relief.

VAT

We are advised by our client that this property has not been elected for VAT.

VIEWING

Strictly by appointment only through agents.

**ENERGY PERFORMANCE ASSET
RATING**
C-69

18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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