

Vacant Retail / Cafe Unit & Flat

REF: NE2042

1 & 1a Wylam Place, Mill Pit, Shiney Row DH4 4JT



- Ground Floor circa 540 sq.ft. (50 sq.m.)
- Previously trading as a café.
- Separate 1 bed flat above.
- Busy main road position.
- Available with vacant possession.
- FREEHOLD GUIDE PRICE £69,950.



Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

Location

The property is located on the main A182 main road which runs from Washington through Shiney Row towards Houghton le Spring. The premises are adjacent to a former public house which has recently been sold and is likely to be redeveloped.

The surrounding area is predominantly residential housing and there are potentially good levels of captive trade for any new owner occupier.

Description

Comprises an end terraced two storey property of rendered brick construction with a pitched slate roof over. The shop was most recently operating as a hot & cold sandwich bar and cafe and there are still some fixtures and fittings in place, although they have not been tested.

The ground floor unit would be suitable for a variety of uses and to the rear of the shop there is a small yard area which leads around the building and back out onto the street.

The flat has access both from the shop and also independently. Gas central heating and double glazing is installed and the flat is in good order.

Dimensions

Ground Floor

Retail Unit

Front Shop	33 sq.m. (355 sq.ft.).
Rear Shop	17 sq.m. (180 sq.ft.).
W.C.	

First Floor

Flat

Lounge	14 sq.m. (150 sq.ft.).
Bedroom 1	6 sq.m. (65 sq.ft.)
Kitchen	8 sq.m. (88 sq.ft.).
Bathroom	



External

Yard Area with decking and seating.

Business Rates

The premises are assessed as follows:

Rateable Value £4,950

EPC

Shop Rating D.
Flat Rating E.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of source of income.

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Strictly by appointment with this office.



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