

RETAIL UNIT TO LET BY WAY OF ASSIGNMENT

38 Church Street, Shildon, DL4 1DX

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Retail unit to let by way of assignment
- Total size of 138.84m² (1,494ft²)
- Excellent transport links
- EPC Rating C59
- Prominent location
- Surrounded by well-known and local retailers

Annual rent of £11,000

LOCATION

The subject property is located in Shildon which is a village in County Durham. Shildon is situated 2 miles south east of Bishop Auckland and 11 miles north of Darlington.

The property itself sits on the front of Church Street, which is surrounded by a number of well-known retailers including B&M Store and Ladbroke's. It offers excellent transport links with bus stops surrounding the property and the nearest train station is only 1.5 miles away.

DESCRIPTION

The property provides ground floor accommodation only. It offers retail space, an office, kitchen and staff toilets. Externally there are roller shutters providing security.

ACCOMMODATION

Ground floor retail	116.4m ²	(1,252ft ²)
Ground floor office	11.19m ²	(120ft ²)
Ground floor kitchen	6.7m ²	(72ft ²)
Ground floor toilets	4.55m ²	(48.8ft ²)
Total size of	138.84m²	(1,494ft²)

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Shop and premises	£10,500	£5,155,50

We are advised that the rateable value of the premises as at 1 April 2017 is £10,500 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 48p in the pound. However, interested parties should confirm the current position with the Local Authority.

EPC RATING

C59

TERMS

The property is available to let by way of assignment on FRI terms for £11,000 per annum. There is a tenant only break 4 on August 2024 and the lease expires 3 August 2034.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

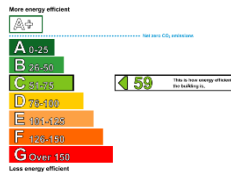
Each party is to bear their own legal costs involved in the transaction.

MONEY LAUNDERING REGULATIONS

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

VIEWING

For general enquiries and viewing arrangements please contact Joseph l'Anson at Bradley Hall.

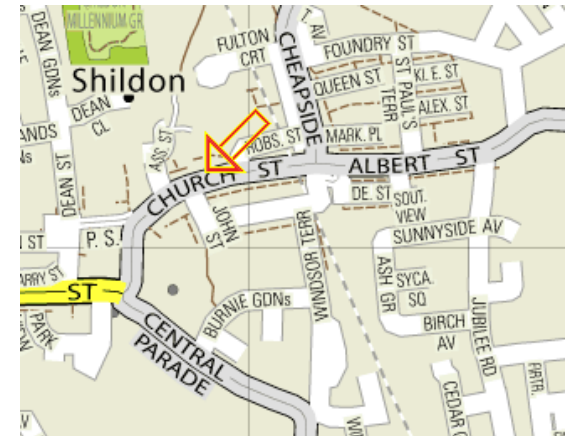


AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

Registered in England No. 07236458

1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located 0.1 miles away



1.5 miles from Shildon Train Station



Situated on Church Street which links with Middridge Lane



15.2 miles from Teesside International Airport