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40 Church Street, Shildon, Co. Durham DL4 1DX

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Monthly Rental Of £325

- **Ground Floor Shop**
- **UPVC Double Glazed**
- **Excellent Location**
- **Kitchenette**
- **Formerly a Hairdressers**
- **Must be Viewed**

These particulars should not be relied on as statement of representation and fact and do not form nor constitute any part of an offer or contract of sale. Measurements are approximate only. Intending purchases must satisfy themselves by inspection or otherwise as correctness of these particulars. The vendor does not give and neither FJ Estates nor any person employed as an agent for FJ Estates, has any authority to make or give any representative or warranty what so ever whether verbally or otherwise in relation to this property.

FJ Estates are delighted to offer for rent a ground floor commercial property. The property is located in Shildon Town Centre close to the local bus route and amenities. In brief the shop previously used as a hairdressers comprises of a large front shop, rear kitchenette and wc.

To the rear there is also a large garage with roller door with parking for two cars that can be rented for additional cost.

Early viewing is strongly recommended to fully appreciate what this property has to offer.



PROPERTY PARTICULARS

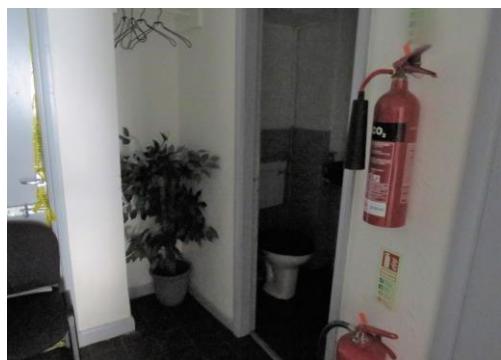
Shop

Front of the Shop 17' 1" x 13' 1" (5.20m x 3.98m) With upvc double glazed shop front and entry door to the front elevation. Second Room 13' 5" x 6' 10" (4.09m x 2.08m) Kitchenette Small area to the rear of the shop with white kitchen unit and stainless steel sink unit. Cloak Room/WC With low level wc and pedestal wash hand basin.



Externally

To the rear of the property a lockable door leads you down a corridor to the rear yard of the property with entrance to the flat at the rear via upvc entry door that leads into the kitchen.





Scan QR using your
mobile phone for
further details or
request a viewing

The measurements provided within these details are for guidance purposes only. It should be noted that services, fixtures, heating, gas and electrical systems mentioned within these details have not been tested by FJ Estates. If in doubt, purchasers should seek professional advice to ensure satisfaction. These particulars including photography were prepared by FJ Estates in accordance with the Sellers instruction.

