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

67 Church Street Shildon, DL4 1DT



Offers in the Region Of £45,000

- **Shop for Sale**
- **Investment Opportunity**
- **Over Two floors**
- **High Street Location**
- **Must be Viewed**
- **For Sale with Vacant Possession**

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 sale this commercial shop in Shildon, ideally located on the high street, close to local amenities and public transport. The property benefits of a timber shop front and gas is centrally heated throughout. In brief the retail unit comprises of two spacious rooms downstairs with a kitchen and wc. To the first floor there are a further two rooms. This property is being sold with vacant possession and is an ideal opportunity to purchase a commercial building that can be used in a variety of ways subject to the relevant local authority permissions. Early viewing is strongly recommended.



PROPERTY PARTICULARS

Front Room 15' 4" x 13' 1" (4.67m x 3.98m)

With timber shop windows and door to the front of the property.

Rear Room 13' 4" x 10' 0" (4.06m x 3.05m)

With timber window to the rear elevation

Kitchen 7' 9" x 7' 4" (2.36m x 2.23m)

With timber window to the side elevation, fitted with a range of base units, stainless steel sink unit.

WC

With low level wc.

Rear Entrance

With timer entry door leading out onto the rear yard.

First Floor Landing

With access to loft space and all first floor rooms.

Front Room 15' 4" x 12' 2" (4.67m x 3.71m)

With timber window to the front elevation

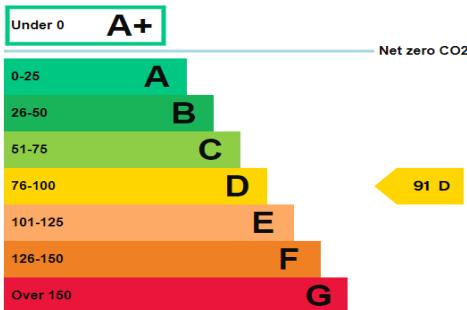
Rear Room 10' 2" x 9' 8" (3.10m x 2.94m)

With timber window to the rear elevation,

Externally



To the rear of the property there is an enclosed yard with gated access.



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.

