



## Shildon

### 20 Church Street County Durham DL4 1DP

- **Attractive Freehold Vacant Commercial Building**
- Former banking hall
- Town centre location
- Established retail parade
- VAT is NOT applicable

## Vacant Possession upon Completion



#### Tenure

Freehold.

#### Location

Shildon is located within County Durham and is situated approximately 10 miles north of Darlington, 11 miles south of Durham and 8 miles west of the A1(M).

The property is situated in Shildon town centre on Church Street, the town's principal shopping street, opposite the junction of John Street. Occupiers close by include Ladbrokes, Morrisons, The Co-Operative Food and a variety of local occupiers.

#### Description

The property is arranged on ground and one upper floor to provide a former banking hall with first floor ancillary accommodation.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>10.70 m</b>	<b>(35' 1")</b>
<b>Net Frontage</b>	<b>7.65 m</b>	<b>(25' 1")</b>
<b>Shop Depth</b>	<b>8.05 m</b>	<b>(26' 5")</b>
<b>Built Depth</b>	<b>14.15 m</b>	<b>(46' 5")</b>
<b>Ground Floor</b>	<b>94.80 sq m</b>	<b>(1,020 sq ft)</b>
<b>First Floor</b>	<b>63.95 sq m</b>	<b>(688 sq ft)</b>

#### Tenancy

To be offered with VACANT POSSESSION UPON COMPLETION.

#### VAT

VAT is not applicable to this lot.

#### Documents

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

#### Viewings

Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsoop.co.uk](mailto:viewings@allsoop.co.uk)

In the subject box of your e-mail, please ensure that you enter **Lot 77 Shildon**.



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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