

**FOR SALE – Offers in the Region of £75,000**

**Swan Street Fish Shop, 14 Swan Street, Evenwood,  
Bishop Auckland, DL14 9RN**

**Freehold – Turn Key Fish and Chip Shop - 311sq.ft.**

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## SITUATION/LOCATION

The property occupies a central position in Evenwood Village fronting Swan Street. Evenwood is a popular village with local amenities in the vicinity including Morrisons Daily, Apple Hair & Beauty and Evenwood Community Centre. Evenwood Village lies approximately 6 miles South West of Bishop Auckland, 16 miles South West of Durham and 13 miles West of Darlington with swift road links via the A688 linking with the A68 and A1(M) within a short driving distance.

## DESCRIPTION

Single storey hot food takeaway premises (most recently fish and chips).

The property is of traditional construction held under a pitched tile covered roof. The ground floor incorporates glazed frontage to Swan Street comprising an entrance passage, sales area and a spacious interconnecting kitchen/store room with fully equipped kitchen ready to trade.

There is an enclosed yard at the rear with an outhouse store and WC.

The property is immaculately presented and provides a turn-key opportunity.

## TENURE

Freehold

## ACCOMMODATION SCHEDULE

Sales Area	18.99sq.m.	204sq.ft.
Kitchen/ Store	9.96sq.m.	107sq.ft
Total NIA	25.95sq.m.	311sq.ft.

## RATEABLE VALUE

£1,575

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

We are advised by our client that VAT is not applicable to the purchase price.

## VIEWING

Strictly by appointment only through agents.

## EPC

C-63



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