

**FOR SALE – Offers in the Region of £90,000**

**62 Church Street, Shildon, DL4 1DY**

**Mixed Use Investment Property:-**

**1 x Ground Floor Shop Unit, 1 x Ground Floor Store and First Floor Two Bedroom Flat**

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## SITUATION/LOCATION

The property fronts Church Street, the principal shopping street in the heart of Shildon and is occupied by a diverse variety of businesses including The Original Factory Shop, Cooperative Funeral Care and Hays Travel amongst a range of independent local businesses including professional services, shops and food & beverage. Shildon is a small town situated approximately 2 miles south of Bishop Auckland, 10 miles north of Darlington and 12 miles south of Durham. The town benefits from reasonable transport links across the region lying adjacent to the A6072 in turn linking with the A167 and A1(M) within a short driving distance.

## DESCRIPTION

Mid-terrace two storey mixed investment property comprising a ground floor shop unit, ground floor ancillary/storage accommodation and a first floor 2-bedroom flat.

The property is of traditional stone construction held beneath a dual pitched slate tile covered roof.

The ground floor shop premises and ground floor ancillary/ storage accommodation are each offered with vacant possession.

The first floor flat is currently tenanted with a standard AST agreement.

## DEVELOPMENT POTENTIAL

The ground floor ancillary/storage accommodation may suit a variety of alternative uses, such as residential conversion or alternative commercial uses, subject to obtaining any necessary planning/ statutory/ listed building consents.

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## TENURE

Freehold

## ACCOMMODATION

Unit	Tenant	Description	Size (sqft)	Terms	Rent (PCM)	Rent (PA)	RV / Council Tax	EPC
Ground floor retail premises	Vacant	Ground floor open plan sales area with rear store/kitchen and WC.	467	Vacant	(ERV £416)	(ERV £5000)	Current: £5,700  April 2026: £7,300	TBC
Ground floor store	Vacant	Ground floor ancillary/ storage comprising two rooms and a bathroom with shower to the rear  (potential for conversion STP)	246	Vacant			To be reassessed	TBC
First floor flat	Tenanted	First floor flat with kitchen, lounge, two bedrooms and bathroom	546	AST	£368	£4,416	Band A	E-43
Total			1,259		£368 (ERV £784)	£4,416 (ERV £9,408)		

## AGENT NOTES

Measurements are based on NIA.

## VAT

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

## VIEWING

Strictly by appointment only through agents.

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