

**FOR SALE – Offers in the Region of £175,000**

**25 & 25a Church Street, Shildon, DL4 1DS**

**Mixed Use Investment Property:-**

**2 X Ground Floor Shop Units and First and Second Floor Salon / Office Accommodation**

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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 three storey mixed investment property comprising two shop units with first floor salon and second floor ancillary accommodation.

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

25 Church Street comprises a ground floor shop premises occupied by a local butcher since 2002 T/A S.K. & A.J. Linsley.

25A Church Street is currently occupied by our client T/A Enhance Hair and Beauty and offered with vacant possession. 25A comprises a ground floor shop, first floor salon and second floor ancillary accommodation.

## DEVELOPMENT POTENTIAL

The upper floors are presently accessed from within the ground floor of 25a but benefit from separate pedestrian access via Church Street and 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	EPC
25	S.K & A.J Linsley	Ground floor open plan sales area with rear store/kitchen and WC benefitting from three phase electric. Two outbuildings accessed via a shared rear yard.	662 Plus outbuildings	Holding over	£800	£9,600	Current: £4,500 April 2026: £5,600	C-67
25a	Vacant	Ground floor former salon with open plan sales area, rear kitchen and WC with access to the rear yard. The first floor comprises of four treatment rooms and a bathroom. Second Floor/ Attic provides ancillary accommodation.  (potential for conversion STP)	GF 350 FF 717 SF 451	Vacant	(ERV £800)	(EVR £9,600)	Current: £3,650 April 2026: £4,550	C-61
Total			2,180		£800  (ERV £1,600)	£9600  (ERV £19,200)		

## AGENT NOTES

Measurements are based on NIA. Outbuildings not measured upon inspection.

## 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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