

FOR SALE Ground floor Retail plus residential premises Potential to refurbish uppers as four flats 75 – 76 A,B,C & D High Street, Willington, County Durham DL15 0PF



LOCATION

The premises are situated on the main road through Willington known as High Street. This corner property is surrounded by a number of local small businesses and there are a number of residential dwellings in the streets surrounding the property.

ACCOMMODATION

The property comprises a 2 storey brick built building which provides a self contained retail unit at ground floor plus a one bedroom flat, with the first floor currently split to provide a 2 bedroom flat and two single bed flat units. The retail premises provide a front sales area and rear store which also has the benefit of access to a yard area to the rear. The one bedroom flats provide open plan living rooms/kitchen areas plus bedroom & shower room. The two bed flat has a separate living room and kitchen. The premises have been slightly fire damaged at first floor level and as a result the property is in need of renovation. We would suggest that new kitchens and bathrooms are required throughout. A new shared access door is to be provided to the side of the building.

Ground floor retail area	80 sqm	(861 sqft)
Ground floor flat 76D	25 sqm	(269 sqft)
First floor flat 76A	28 sqm	(305 sqft)
First floor flat 76B	34 sqm	(368 sqft)
First floor flat 76C	38 sqm	(409 sqft)

It would be a relatively simple operation to reduce the number of flats in order to increase the living space if required.

BUSINESS RATES

The retail premises are currently entered into the Valuation List at RV £4,750. **Interested parties should verify this information and confirm with the local rating authority the details as to precise rates payable.**

ENERGY PERFORMANCE RATING

Retail Unit C-60

The flats currently have EPC ratings as follows

F 26	potential for	D67
G 9	potential for	D59
D58	potential for	C69
G16	potential for	C77

TERMS OF OFFER

A sale may be considered at a figure in the order of £130,000. It is understood that no VAT would be payable on the purchase price.

LEGAL FEES

Each party is to bear their own legal fees incurred in a sale.

NOVEMBER 2020

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