



SITUATION

Located in the heart of this pedestrianised City Centre retail position which connects into Saddler Street via Market Place, adjacent to **Vodafone** and opposite **EE**, amongst such multiples as **Topshop, Holland & Barrett, Barclays, Boots Pharmacy** and **Caffé Nero**.

Durham is an historic City with one of the top universities in the country lying just off the A1, approx. 15 miles south of Newcastle-upon-Tyne and approx. 20 miles north-west of Middlesbrough and benefits from good road links via the A690 and the A167.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop with Basement** plus internal access to **Ancillary Accommodation** at first floor level.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'4"
Internal Width	16'8"
narrowing at rear to	13'3"
Shop & Built Depth	55'3" (max)
Sales Area	Approx 680 sq ft

Basement

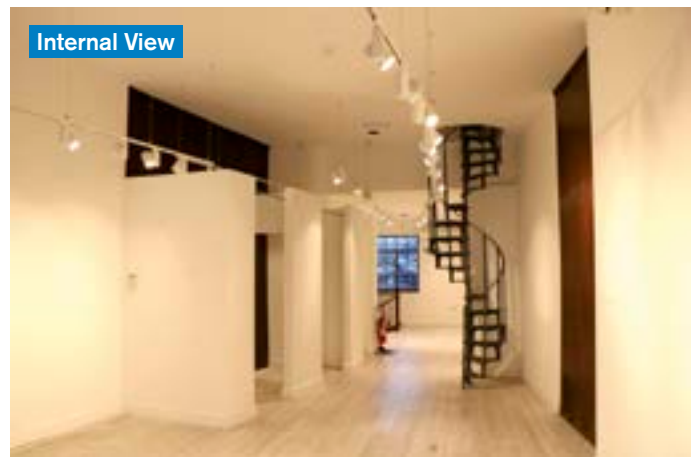
Area	Approx 350 sq ft
WC	

First Floor Ancillary

Storage and Kitchen Area	Approx 340 sq ft
WC	

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION





View towards the property



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Vacant Shop & Upper

Joint Auctioneers

Reid Birkett,
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Vendor's Solicitors

Black Graf LLP
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Email: rog@blackgraf.com

The Surveyors dealing with this property are
Jonathan Ross and **Joshua Platt**

For legal documents, please refer to page 8 of this catalogue
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page