



1,689 Sq Ft (157 Sq M) GF
531 Sq Ft (49.4 Sq M) 1st Floor

- Neighbourhood betting shop
- Let to Done Brother (Cash Betting) Ltd
- £98,500
- Net initial yield 10%
- £10,000 per annum rebased rent

For further information please contact:

Fergus Laird
E: fergus@naylorsgavinblack.co.uk
DD: 07768063109

Second Floor
One Strawberry Lane
Newcastle upon Tyne
NE1 4BX
Tel: +44 (0)191 232 7030
Naylorsgavinblack.co.uk

Location

Crook is a market town in the heart of County Durham, 10 miles south west of Durham and 6 miles north east of Bishop Auckland.

The property is located on Hope Street, the main street running through the centre of the town.

Description

Ground and first floor mid terrace property. Access to the first floor has been blocked up and mothballed with no current access.

Accommodation

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Terms

Freehold subject to a five year full repairing and insuring lease from 25th March 2024 let to Done Brothers (Cash Betting) Ltd at an annual rent of £10,000 per annum with a tenant only break option after three years on giving no less than six months notice.

Price

£98,500

EPC

The property has an EPC rating of D.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's

Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



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