



923 Sq Ft (86 Sq M)

- Small neighbourhood lock-up shop
- Let to Hairdressers
- Rebased rent £10,000 per annum
- £98,000 showing 10% net initial return
- New three year lease from June 2024
- No VAT

For further information please contact:

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### Location

Langley Park is a small village in the heart of County Durham on the A691 between Lanchester and Durham. Front Street provides the retail offering to the village.

### Description

Mid terraced single storey lock-up shop.

### Accommodation

923 Sq Ft (86 Sq M)

### Terms

The property is available by way of freehold sale, subject to a new three year full repairing and insuring lease to Chris Bilcliff at a rent of £10,000 per annum from the 20th June 2024.

### Price

£98,000

### EPC

The property has a rating of C-63.

### Legal Costs

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

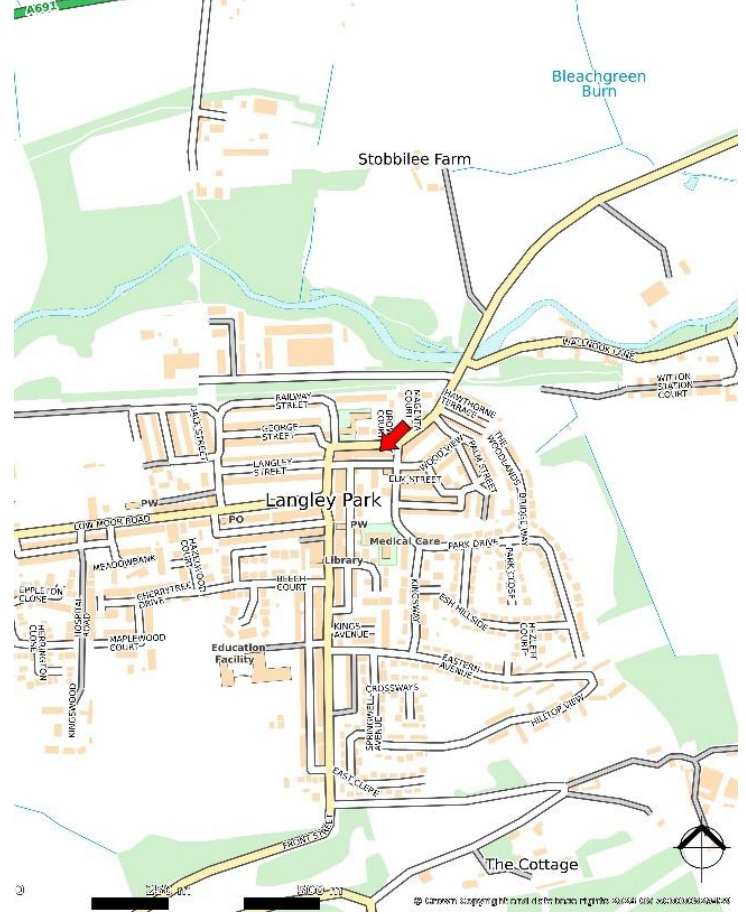
### VAT

The property is not registered for VAT and therefore VAT is not payable on the purchase.



**TO LET**

26 Front Street, Langley Park,  
 County Durham, DH7 9SD



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