



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

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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

£80,000

EPC

The property has a rating of C-63.

Legal Costs

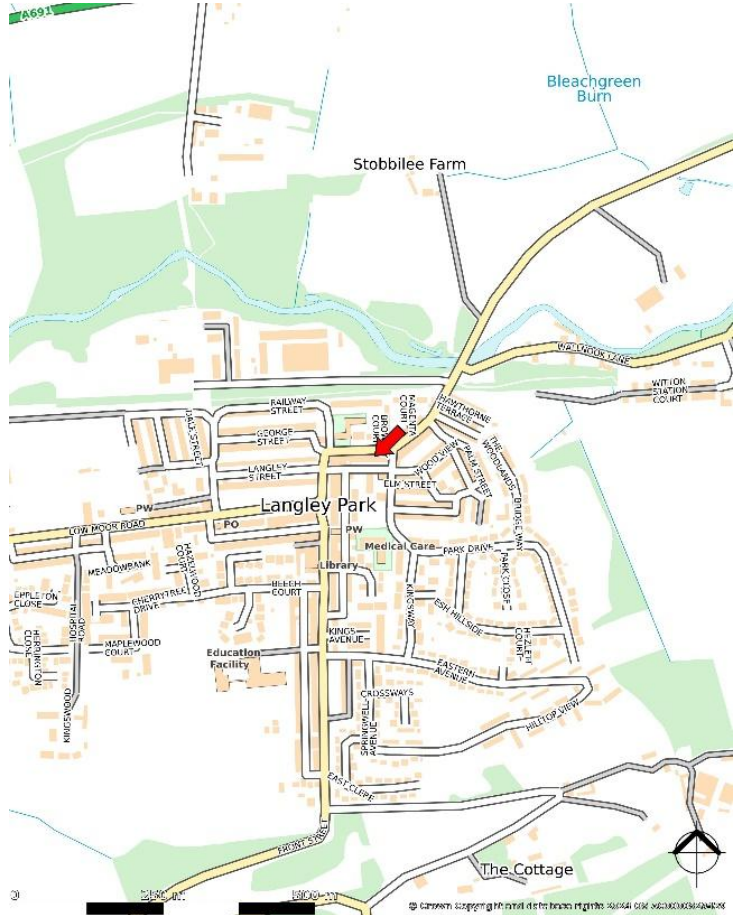
Each party to be responsible for their own legal costs incurred in this transaction.

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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