

MULTI-USE INVESTMENT FOR SALE

102 & 102a Commercial Street,
Willington, Durham, DL15 0AA

- Multi-Use investment for sale
- Rental income of £7,320 per annum
- Commercial unit total size of 39.29m² (423 ft²)
- Flat total size of 44.33m² (477 ft²)
- Commercial EPC Rating C68
- Residential EPC Rating E52

FREEHOLD £55,000

BradleyHall



LOCATION

The subject property is located on Commercial Street, Willington, which is the main road that passes through Willington. The A690 connects Willington to Crook in the west and Durham in the East. The A1(M) is 6.8 miles from the property, which provides a connection to Newcastle in the North and Darlington in the south.

DESCRIPTION

The subject property comprises of a brick-built, mid-terrace mixed use building, with a retail unit to the ground floor and 2-bed flat on the first floor. The ground floor retail unit comprises of a main sales area, office and w/c. There is a large yard to the rear of the property.

ACCOMMODATION

We calculate the approximate net/gross internal floor areas to be as follows:

Commercial Unit	39.29m ²	423ft ²
Flat	44.33m ²	477ft ²

EPC RATING

Commercial Unit – C68

Flat – E52

RATING ASSESSMENT

The rateable value of the premises as at 1 April 2023 is £2,225 and the estimated rates payable for the current year is £1,110.28. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

TERMS

This property is available for the purchase of the freehold for a sum of £55,000 (Fifty-Five Thousand Pounds).

TENANCY

This commercial unit is let at a passing rent of £3,120 per annum and the flat is achieving £4,200 per annum.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.



Car parking to rear of property.
Situating on the A690
7.3 miles from Durham
9.7 miles from A1(M)
Bus stop located opposite



2.4 miles from Crook



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identity of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 383 9999

Email: durham@bradleyhall.co.uk

www.bradleyhall.co.uk

IMPORTANT NOTICE

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AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.