



## Mixed Use Investment

40-41 Front Street, Shotley Bridge, County Durham DH8 0HQ

- Attractive Three Storey Property
- Vacant Four Bedroom Maisonette
- Popular Village Location
- Excellent Investment Opportunity
- Attractive Court Yard
- Tenanted Ground Floor Retail Unit
- Rental Income from Catori Beauty
- Floor Area 163 sq. m. (1,760 sq. ft.)
- Presented to a High Standard
- Recently Renovated

**Auction Guide Price £210,000+**

For Sale by Auction. Live Online Auction, bidding starts Tuesday 30<sup>th</sup> April 2024

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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## Location

The property is in the centre of Shotley Bridge which is a popular residential village to the south of Consett. It is easily found on the A694 approximately 15 miles south west of Newcastle upon Tyne.

## The Premises

We are delighted to bring to the market this mid terrace three storey sandstone property consisting tenanted ground floor retail unit and vacant 4 bedroom maisonette.

The ground floor consists stunning open plan beauty salon with 3 additional treatment rooms, kitchen and staff W.C facilities, it is current tenanted by Catori Beauty. The upper levels consist a recently renovated 4 bedroom maisonette finished to a high standard. It retains many of the original features with large sash windows and original cast iron fire place.

## External

The property benefits from an attractive mid-level court yard accessed from both ground and first floor levels. There is also an additional store and workshop/garage.

The floor areas are as follows:

Area	Sq. m.	Sq. ft.
<b>40 Shotley Bridge (Catori Beauty)</b>		
<b>Ground Floor</b>		
Main Salon	25.03	269.42
Treatment Room	5.18	55.75
Treatment Room	7.21	77.60
Treatment Room	6.01	64.69
Seating / Fire Place Area	8.0	86.11
Kitchen	4.68	50.37
W/C	1.86	20.02
Store Room	6.46	69.53
<b>Total</b>	<b>64.43</b>	<b>693.51</b>
<b>41 Shotley Bridge (Maisonette)</b>		
<b>First Floor</b>		
Living Room	16.28	175.23
Kitchen	8.55	92.03
Lobby	10.35	111.40
Bedroom	7.26	78.14
Bedroom	8.60	92.56
Shower / W.C	6.14	66.09
Utility Room	7.76	83.52
Garage	11.50	123.78
<b>Second Floor</b>		
Bedroom	12.3	132.39
Bedroom	10.4	111.94
<b>Total</b>	<b>99.14</b>	<b>1,067.13</b>
<b>Net Internal Area</b>	<b>163.57</b>	<b>1,760.65</b>

## Tenure

Freehold

## Auction Guide Price

£210,000 +

## Rental Income

The rental income amount is available on request.

## Lease Terms

A 5 Year IRI lease that commenced 2022 and expires 2027.

## Tenant

Catori Beauty

## Epc Rating

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## Viewing

Strictly by appointment through this office.

## Services

Mains gas, electric and drainage, gas central heating.

## Auction

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## Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

## Important Notice

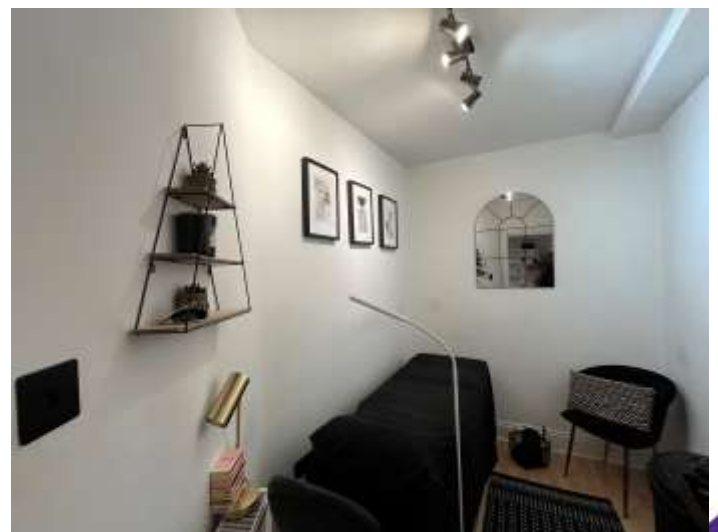
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- The photographs show only parts of the property as they appeared at the time taken.
- Any areas, measurements and distances given are approximate only.
- Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: [agentspropertyauction.com](http://agentspropertyauction.com)

## Ref H968 (Version 2)

Prepared 15<sup>th</sup> March 2024



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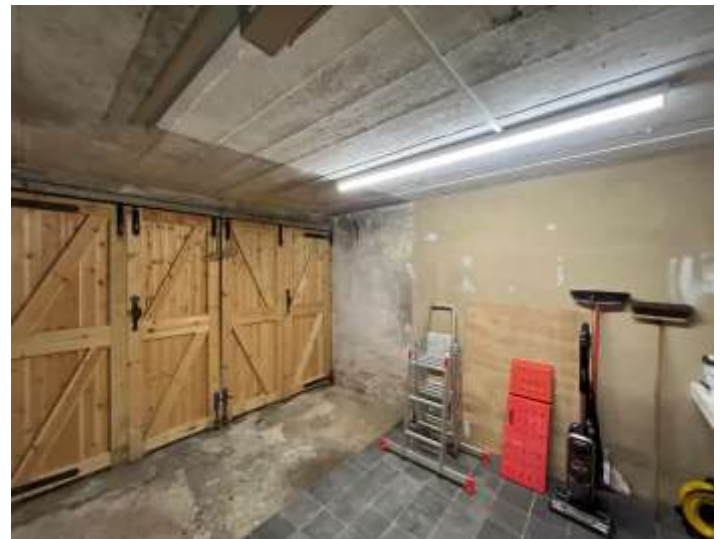


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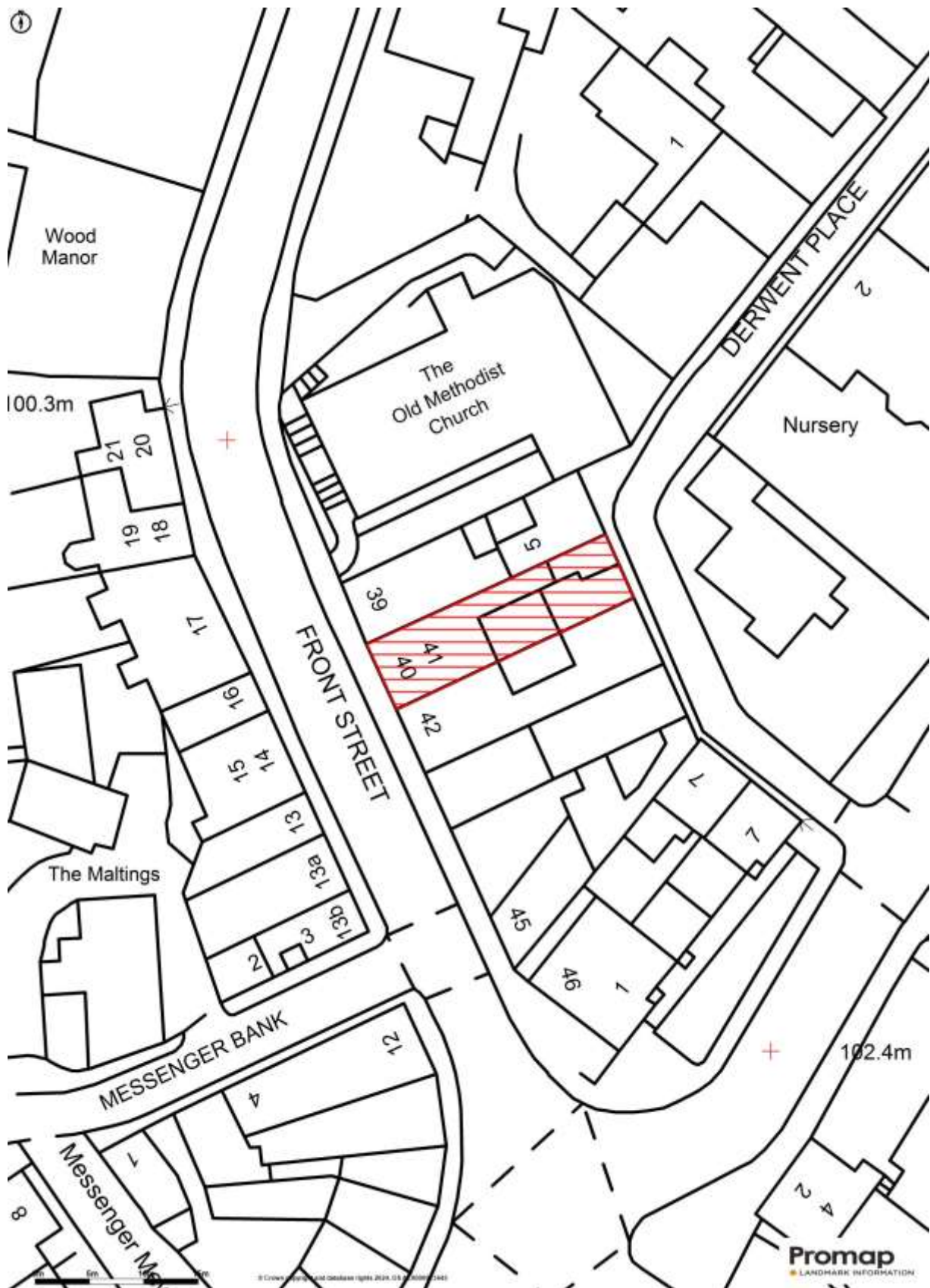
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