

Property Particulars

PUBLIC HOUSE FOR SALE

Fox & Hounds
Market Place
Shildon
DL4 2DP

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- Centrally located public house for sale
- Close to local housing
- Separate bar and function room
- Living accommodation at first floor
- EPC Rating Band D
- Recently reduced to £90,000

SITUATION

The property is situated on Market Place which is predominantly a residential location in the market town of Shildon.

Shildon is a small former railway community located circa 2 miles south east of Bishop Auckland and 11 miles north of Darlington. It is 13 miles from Durham and approximately 23 miles from Newcastle upon Tyne.

DESCRIPTION

The premises are a two storey purpose built public house of tradition brick construction with a cream rendered façade. The property benefits from a pitched timber framed roof with slate covering.

Internally the property is utilised as a public house at ground floor level with a main bar and separate function room. At first floor level the property comprises a three bedroom flat which has historically been use as the Managers accommodation.

TERMS

The property is available for sale for offers in the region of £90,000 (Ninety Thousand Pounds) for the benefit of the freehold interest.

RATING ASSESSMENT

<u>Description</u>	<u>RV</u>	<u>Estimated Rates Payable</u>
Public House	£9,100	£4,286.10

We are advised that the rateable value of the premises as at 1 April 2010 is £9,100 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 47.1p in the pound. However, interested parties should confirm the current position with the Local Authority.

As a new occupier rights of appeal may exist against this assessment.

LEGAL COSTS

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

VAT

VAT is payable on the sale price.

VIEWING

For general enquiries and viewing arrangements please contact sole agents Bradley Hall Chartered Surveyors.

AGENTS NOTES

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



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