



## PUBLIC HOUSE IN SHILDON

1 Cheapside, Shildon, County Durham, DL4 2HW

- + £10,400 PA (£200pw) including large flat.
- + Total area approximately 3046qft (283sqm)
- + Two fully kitted out trading rooms with bars
- + Three bedroom private accommodation with self contained kitchen.
- + Two large offices and a spacious lounge.
- + Prominent position with high footfall.
- + Close to a range of restaurants and takeaways Ladbrokes and Chisholm Bookmakers
- + Service Yard, Beer Garden & Smoking Shelter.



Thrower Stone Group

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### Location

The subject property is located in a prominent position with high footfall on the main roundabout within the village of Shildon. The village of Shildon is located between Bishop Auckland and Darlington. The property is situated in a mixed residential and retail area within the village and boasts of the village bus terminal situated opposite it. Retailers nearby include Ladbrokes & Chisholms Bookmakers and a range of restaurants and take away services.

### Description

The New King William is a delightful two-storey, double fronted, stone corner property under a pitched tiled roof.

### Public House Accommodation

Entrance vestibule giving access to two, fully kitted out, ground floor trading areas. Each area has its own, separate bar serving facilities. The lounge seats a total of 30 and has a TV and dart throw area there is also a small food preparation area behind the bar. The public bar seats 40 and has a digital juke box. There are Ladies & Gent's WC facilities.

### Private Accommodation

The private accommodation is suitable for a couple or small family. Located on the first floor, it offers a large self contained kitchen, dining area, two large office rooms, spacious lounge, three bedrooms and a four piece bathroom suite.

### Outdoor Area

The rear yard and enclosed beer garden is a paved area providing plenty of space for garden benches, outdoor furniture and smoking hut.

### Lease Terms

The unit is available via a new full repairing and insuring lease for a term of years to be agreed and free from tie from any brewery, subject to regular rent reviews at a commencing rent of £10,400 per annum exclusive.

### Energy Performance Certificate

The property has an energy rating of "D". Please see the certificate attached.

### Business Rates

The current rating assessment is as follows: -  
Shop & Premises £6,000  
For further information please contact Durham County Council.

### Legal Costs

The Tenant is to reimburse the Landlord for all reasonable legal costs with regards to completing the Lease.

### VAT

All figures quoted are exclusive of VAT where chargeable.

### Viewing

By appointment through sole agents, Thrower Stone Group.

### Subject to Contract



Misrepresentation Act 1967: Conditions under which these particulars are issued - All details in these particulars are given in good faith, but Thrower Stone Group for themselves and for the vendor(s) or lessor(s) of this property for whom they act give notice that: -

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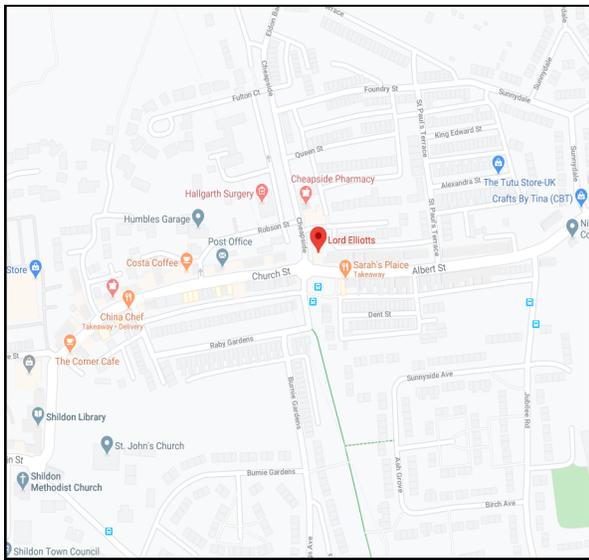


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