



1 Bedroom



98 High Street
Carrville, Durham, DH1 1BQ

Guide Price

£54,950



For Sale by Auction on Monday 11th December 2017 at Newcastle Marriott Hotel, Gosforth Park, Newcastle upon Tyne, NE3 5HN - Registration 6:30pm for 7pm start.

Offering an ideal investment opportunity, this ground floor shop unit with first floor flat is available with immediate vacant possession. The property occupies a prominent main road position within this densely populated residential area situated just over 2 miles from Durham City Centre. It was for a number of years used as a successful florist business and subject to the usual consents is suitable for a variety of other uses.

Ground Floor

Shop

16'9" x 13'9" (5.1m x 4.2m)

Rear Shop/Store

10'10" x 9' (3.3m x 2.74m)

With wc.

First Floor

Landing

Living Room

14' x 10'8" (4.27m x 3.25m)

Bedroom

9' x 6' (2.74m x 1.83m)

Kitchen

9' x 7'9" (2.74m x 2.36m)

Bathroom

7'9" x 5'9" (2.36m x 1.75m)

Externally

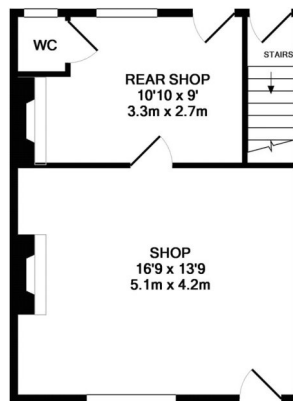
There is a fenced yard/storage area to the rear, along with a strip of garden.

Tenure - Freehold

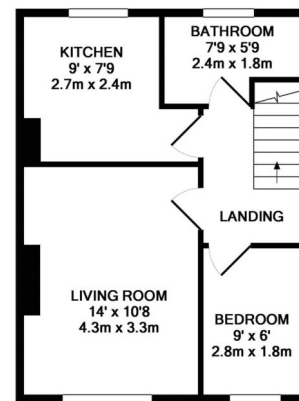
Viewing - By appointment through JW Wood

Directions

From our office in Old Elvet turn right at the traffic lights and right at Leazes Bowl traffic lights. At the following roundabout continue on the A(690) signposted Sunderland and take the first left hand slip road signposted Belmont. Follow this road into Belmont staying left at the church and the property lies along on the right hand side.



GROUND FLOOR



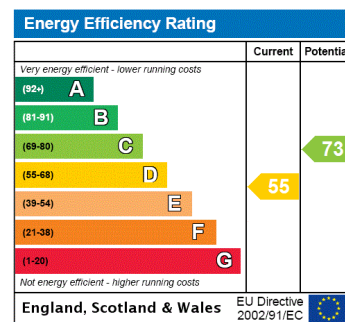
1ST FLOOR

Not to scale - for general guidance only
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Non-Domestic Building (Shop)



(Flat)



Details prepared by:
G Graham MNAEA (Hons.),
MCMl

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.