

MIXED USE INVESTMENT FOR SALE

9 Front Street, Sherburn Hill,
Durham, DH6 1PA

Investment Summary

- Opportunity to acquire a mixed-use Investment
- Let to 3 independent retail occupiers and First Floor Residential Apartment
- Current passing rent of £28,500 per annum
- Total size of circa 2,000 ft²
- 10.17% Gross Yield
- Rental Growth opportunity

Price of £275,000

BradleyHall



LOCATION

The property is located approximately 4 miles East of Durham City and 13 miles South West of Sunderland. It is situated in the centre of the village on the main through road. The area is predominantly residential although there is a commercial presence to the north. There is a mix of retail uses in Sherburn including a hairdresser, barber and a large furniture store. Directly behind the site is 81 new build residential homes.

DESCRIPTION

The subject property is an end terrace brick-built building that comprises of a ground floor retail unit.

ACCOMMODATION

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

Ground Floor

Convenience Store	44m ²	478 ft ²
Barber	30m ²	333 ft ²
Food Operator	22m ²	245ft ²

First Floor

Residential	85m ²	920ft ²
Total	183m²	1,976 ft²

TENANCY SCHEDULE

Tenant	Size Sq. Ft.)	Start	Term	Expiry	Rent	Rent Per Sq. Ft.
9 Front St, SH (Convenience Store)	478.00	02/04/2024	5 years	01/04/2029	£10,000.00	£20.92
9 Front St, SH (Barbers)	333.00	12/01/2019	10 years	11/01/2029	£ 3,600.00	£10.81
9 Front St, SH (Takeaway)	245.00	18/03/2021	6 years	17/09/2027	£ 7,800.00	£31.84
9 Front St, SH (Upstairs Flat)	920.00	08/10/2022	2 years	05/10/2024	£ 7,140.00	£ 7.76

LEGAL COSTS

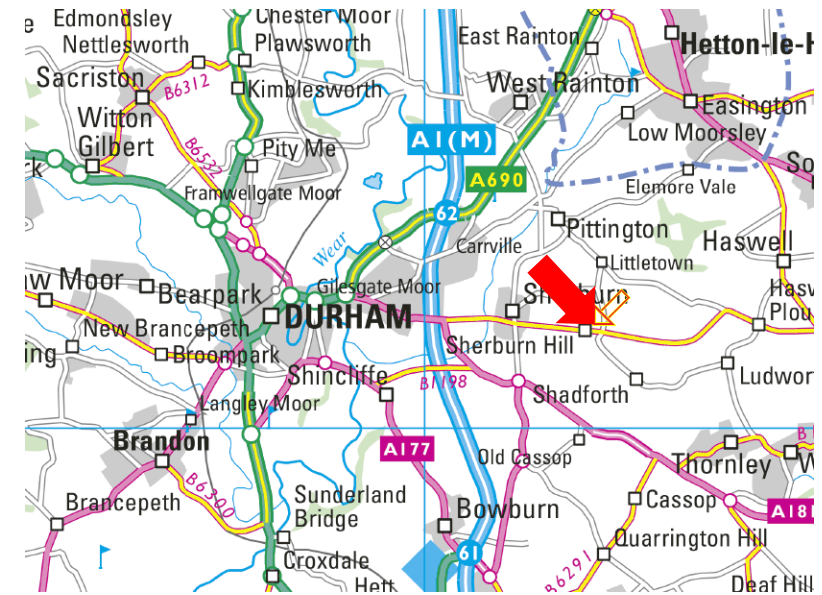
Each party is to bear their own legal costs involved in the transaction.



Car parking opposite
Sited on B1283
4.8 miles from A1(M)
5.3 miles from A19



4.5 miles from Durham
7.4 miles from Peterlee



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify 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.

VAT

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

VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

Tel: 0191 232 8080

Email: newcastle@bradleyhall.co.uk www.bradleyhall.co.uk

IMPORTANT NOTICE

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1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

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.