



Hot Food Takeaway in DL4

Church Street, Shildon, Shildon, Durham,
DL4 1DS

£60,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Fully Equipped Kitchen Included in the sale
- ✓ Ground Floor Commercial Space and First Floor Space Included
- ✓ Rear Yard
- ✓ Freehold Title

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

An excellent opportunity to acquire a prominently positioned ground floor commercial property with additional first-floor space, located on Church Street – Shildon's main high street, benefiting from strong pedestrian footfall and visibility.

The property has recently undergone renovation to the front of the shop, creating an attractive and modern frontage. A large front display window enhances natural light and provides ideal exposure for passing trade, while an electric security shutter offers peace of mind outside trading hours.

The ground floor comprises a fully fitted commercial unit previously used as a hot food takeaway. The property comes with a fully equipped kitchen within the sale, making it immediately suitable for takeaway, café, or food-led business use. The layout also allows for alternative retail or service-based uses, subject to the necessary consents.

To the first floor, the property offers additional space suitable for storage, office accommodation, or owner-occupier use, providing flexibility for a range of business needs. Externally, there is the added benefit of a rear yard, offering further practicality.

Key Features

- Prime high street location with strong footfall
- Recently renovated shop frontage
- Large front window display
- Electric security shutter
- Fully equipped kitchen included
- Ground floor commercial space

- First floor suitable for storage / office / owner-occupier use

- Rear yard

This property represents an ideal investment or owner-occupier opportunity, with immediate trading potential in a well-established commercial location.

Early viewing is highly recommended.

Price: Starting Bid £60,000

Property Type: Hot Food Takeaway

Business Type: Take away

Internal Size: 592 Square Feet

External Size: 592 Square Feet

Parking: On Street

Location

The subject property is well located along Church Street. This property is located within easy reach of local amenities, transport links and schools. The subject property is located approximately 0.6 miles from Shildon town centre and approximately 12.2 miles from Durham city centre.

Accommodation

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Tenure

Freehold. Title number DU160865.

Rateable Value

Current rateable value £3,200 (1 April 2023 to present) which increases to £4,000 from 1 April 2026.

This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

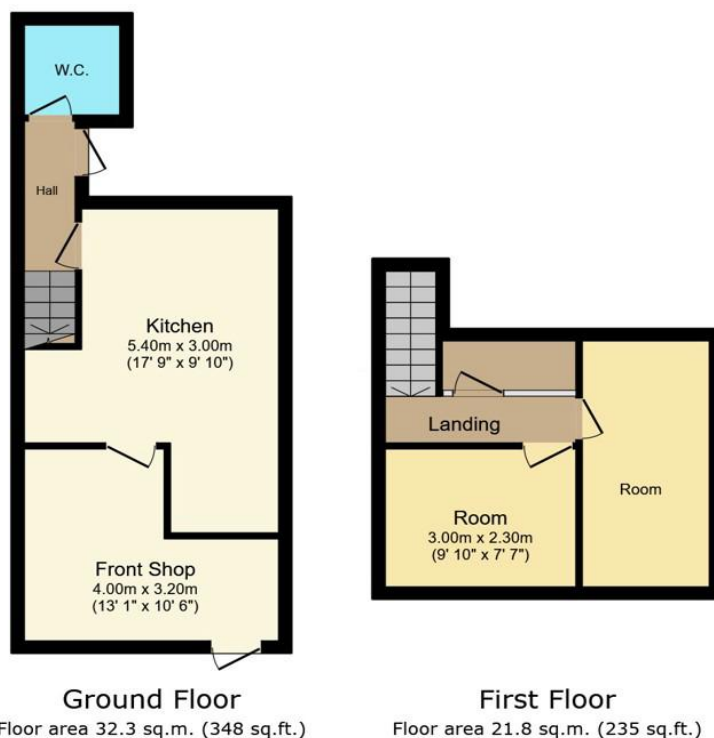
Sourced from VOA

EPC

Available upon request (rating C).

Additional information

For further information please contact our commercial team on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Total floor area: 54.1 sq.m. (583 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Church Street, Shildon, Shildon, Durham, DL4 1DS

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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