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**3 The Shopping Centre,
Stanley,
DH9 6PF**

ASKING PRICE £79,950

LOCATION

The subject property known as is located on Hollyhill Gardens, Stanley. Hollyhill Gardens lies perpendicular to Durham Road and Tyne Road East. The area benefits from a reasonable level of services and facilities together with good levels of footfall and passing trade. Neighbouring occupiers on the popular shopping parade include an off-licence and Chinese takeaway.



DESCRIPTION

The subject property is an end of terrace retail premises of traditional construction. Internally the premises comprises of main sales area along with ancillary storage to the rear. The premises is supplied with water and electricity supply.



The first floor comprises of two bed residential accommodation which benefits from separate access.

ACCOMMODATION	End of terrace retail premises: Access from street level leading to: GROUND FLOOR: Main sales area, window frontage, roller shutter covering, electricity and water supply. NIA approximately: 50.79m2 (546.7ft2) Source: www.voa.gov.uk FIRST FLOOR: Two bed residential accommodation.
RATEABLE VALUE	The adopted rateable value being Â£1,625 as effective from 01 APRIL 2010. Source www.voa.gov.uk
TENURE	Freehold Title Land registry title number: DU145785
ADDITIONAL ACCOMMODATION	For further information please contact our office direct on 0191 239-3252, or alternatively via email on: commercial@pattinson.co.uk. With regards to viewing the subject property / site / business, this is to be done strictly by appointment through Keith Pattinson Commercial Department, please contact us to arrange an internal inspection, or to register your interest.

Misdescriptions Act 1967

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- None of the statements contained in these particulars as to the property(s) are to be relied on as statements or facts.
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Finance Act 1989

Unless otherwise stated all prices and rents are stated exclusive of VAT. **Property**

misdescriptions act 1991

Every effort has been made by Keith Pattinson Ltd to ensure accuracy interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.