

HUNTERS[®]

HERE TO GET *you* THERE



Tenters Street

Bishop Auckland, DL14 7AD

Offers In The Region Of £250,000



Positioned just off the high street in Bishop Auckland, on Tenters Street, this well-established business and premises is offered for sale. Operating as a successful fish and chip restaurant/takeaway, serving the community for over 25 years, the current owners retirement presents this new opportunity for a prospective purchaser. A tenanted two-bed flat is located above, providing an additional income and increasing the properties investment potential. A promising investment opportunity for those looking to enter the food industry in the area or to expand their portfolio.

The property boasts a prime town center location, ensuring a steady flow of foot traffic and visibility, just off the high street as well as adjacent to the newly refurbished bus station. On street parking is available.



Shop/Takeaway 15'8" x 19'8" (4.8m x 6m)
Window and main entrance door opening from Tenters Street.
Comprising a large serving counter range with deep fryers, warming boxes and a built-in serving area at the center. The rear wall offers space for refrigeration units and prep space. Ample space for customers and an internal door leads through to the restaurant.

Restaurant 17'4" x 35'5" (max points) (5.3m x 10.8m (max points))
Fitted with modern fixed seating and tables, offering 61 covers and complete with high quality durable flooring throughout for easy cleaning. Customer toilets available.

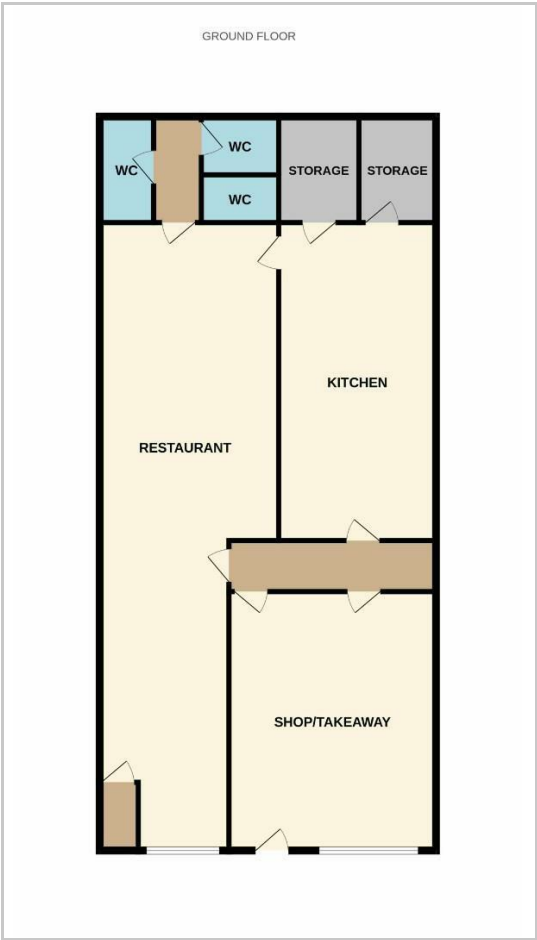
Kitchen 16'0" x 25'11" (4.9m x 7.9m)
Located to the rear, providing additional space for food preparation, cooking equipment and storage. Access from both the serving counter and restaurant.

Residential Flat
Located above is the residential two bedroomed flat, tenanted and providing a promising investment - currently achieving £100p/wk.

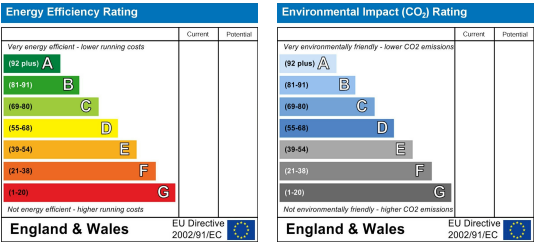
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.