



FOR SALE

**THE PALMS, STATION LANE
SHOTTON COLLIERY
DURHAM
DH6 2JP**



Situation

The premises are situated in the centre of Shotton Colliery which is some two miles south west of Peterlee with ready access to the A19.

Disclaimer:

These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.

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Description

The former club occupies a site of 0.532 acres and we attach three plans which show the opportunity for residential development of the site.

The existing premises are single storey in height and of brick construction with part pitched tiled roofs and part flat roofs. The premises have the benefit of gas fired heating throughout and comprise:

	Measurements	Area sq ft
Entrance Hall	9.0 x 27.8	250
Cellar Area	11.3 x 24.6	278
Bar Area	21.3 x 7.3	155
Function Room	52.9 x 41.1	2,174
Dressing Room	8.6 x 6.3	54
Office	8.8 x 9.3	82
Office	17.2 x 9.3	160
Inner Hall		192
Male & Female WC facilities		
Bar Area	19.9 x 43.5	866
Snooker Room off	18.6 x 23.5	437
Lounge Bar	29.6 x 16.3	482
Ladies WC facilities		

Externally

There is parking to the front side and rear of the premises as shown on the attached Ordnance Survey Sheet. There is a yard to the side of the Function Room.

Rates:

The premises are assessed for rating purposes at Rateable Value £5,000.

Licence

The premises have the benefit of an on licence currently.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

Viewing

Strictly by appointment with Agents.

Price

Our clients are seeking offers in the region of £100,000 exclusive of VAT for the premises. Subject to Contract

For further information please contact:

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