



# 1 Trafalgar Street, Consett, DH8 5AP

## Auction Guide £90,000



Unit 1, Ground Floor Unit at Trafalgar Street, Consett - For sale by our joint auctioneers London City Auctions in their 31st May auction, online or in person at the Hard Rock Hotel at 2pm

Part Commercial Premises with Investment Income

### Description:

An ideal investment opportunity to buy a unit in a shopping arcade which fully consists of 10 shops, 7 of which are obtaining a current rental income of around £25,000 pa. Unit 1 is a ground floor corner unit which could be used for a variety of investment opportunities and is currently vacant.

### Location:

Located in the centre of Consett and close to all local shops, set close to the local bus station and just off the A692. Consett is a town in County Durham, England, about 14 miles (23 km) south-west of Newcastle upon Tyne. It had a population of 27,394 in 2001 and an estimate of 25,812 in 2019.

### Buyer's Premium:

Applies on the fall of the hammer. The purchaser shall pay a 10% deposit. Plus, In addition a buyer's premium of 2% of the sale price, Subject to a minimum of £5000 + VAT upon the exchange of contract.

Please feel free to contact our sales and enquires team on 01636 558200 or Email us at [sales@nalcgroup.co.uk](mailto:sales@nalcgroup.co.uk)

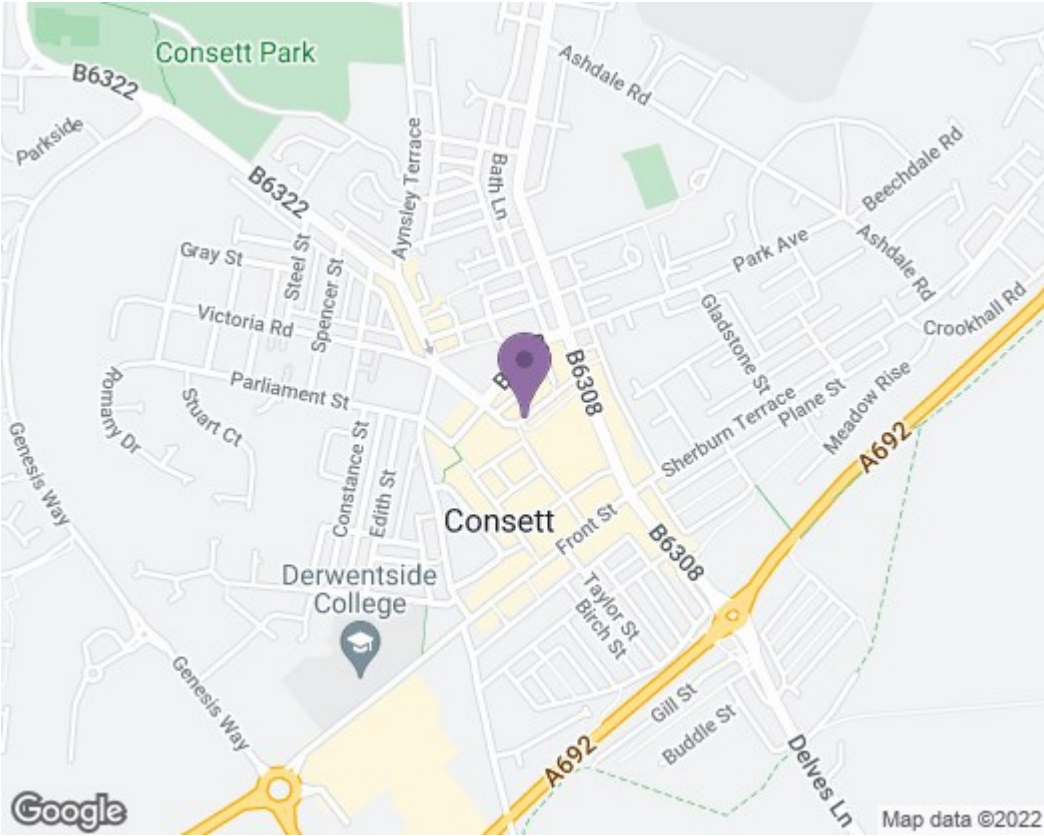
When registering to bid with us we will require 2 forms of ID (Passport, Driving Licence) to fit in line with the Anti Money Laundering Act.

### Viewing

Please contact our NALC Auctions Limited Office on 01636 558 200

If you wish to arrange a viewing appointment for this property or require further information.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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