



## SITUATION & DESCRIPTION

NEW TO MARKET

A NEWLY REFURBISHED A3 HOT FOOD TAKEAWAY PREMISES WITH TWO BEDROOM FLAT ABOVE.

Fixtures and Fittings available by separate negotiation.

### FRONT SHOP

With counter and tiled floor

### MIDDLE SHOP

Stainless steel sink unit single drainer

### KITCHEN

single bowl sink unit. Tiled floor. Extractor hood.

## FIRST FLOOR

### LOUNGE

3.05m (10'0") x 4.62m (15'2")

stainless steel sink unit inset in a range of wall and floor units with built in oven, hob and hood. Tiled splashbacks. Laminate floor. Radiator.

## SECOND FLOOR

### BEDROOM 1

4.57m (15'0") x 4.11m (13'6")

(MAX MEASUREMENTS) Radiator.

### BEDROOM 2

2.13m (7'0") x 4.01m (13'2")

Radiator.

### BATHROOM

1.93m (6'4") x 1.52m (5'0")

white suite of panel bath, pedestal basin and w.c. Part tiled walls. Heated towel rail.

### VIEWING

BY APPOINTMENT WITH AGENTS.

N.S. BENNETT

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### Energy Performance Certificate

Non-Domestic Building



26 Front Street  
Annfield Plain  
STANLEY  
DH9 8HY

Certificate Reference Number:  
0240-9998-0398-9550-7014

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

#### Energy Performance Asset Rating

More energy efficient

A+

A

0-25

B

26-50

C

51-75

D

76-100

E

101-125

F

126-150

G

Over 150

209

Tells how energy efficient the building is.

Less energy efficient

#### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	40
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	230.27
Primary energy use (kWh/m <sup>2</sup> per year):	1362.11

#### Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

93 If typical of the existing stock



3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact.

6) The mention of any appliances and/or services (none of which have been tested by N. S. Bennett & Associates) within the sales particulars, does not imply they are in full working order.

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