

FOR SALE – Offers in the Region of £115,000

**153 Neasham Road
Darlington, DL1 4BN**

Mixed Investment Property – Café and Flat – Gross annual income £9,900

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The property is situated fronting Neasham Road, an arterial route to Darlington town centre from the A66. The immediate vicinity is a predominantly residential neighbourhood incorporating local amenities together with easham Road Retail Park incorporating Matalan, Asda and Ladbrokes. Darlington town centre is approximately 1 mile distant. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham with swift transport links across the region via the A66 and A1M.

PREMISES

Mid terraced mixed investment property comprising ground floor café and first floor two bedroom flat (separately accessed and serviced).

The ground floor shop is arranged to provide an open plan sales area with rear prep/kitchen, covered store and wc.

The flat is separately accessed incorporating a kitchen with electric oven and hob, reception room, two bedrooms and en-suite shower room. The flat is heated by way of a gas fired central heating system incorporating predominantly UPVC double glazing.

TENURE

Freehold

ACCOMMODATION

The accommodation briefly comprises:-

<u>Café</u>		
Sales	33.17sq.m.	357sq.ft.
Store/Prep	16.54sq.m.	178sq.ft.
Net Internal Area	49.71sq.m.	535sq.ft.
<u>Flat</u>		
Net Internal Area	32.13sq.m.	346sq.ft.

OCCUPATIONAL TENANCIES

Café

Term: 3 years expiring September 2021
Repairs: Effectively full repairing and insuring
Rent: £5,400 per annum

Flat

We understand that the flat is occupied by way of a standard Assured Shorthold Tenancy at £375 per calendar month.

Gross annual income £9,900 per annum.

RATEABLE VALUE/ COUNCIL TAX

Cafe £5,200
Flat Band A

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

Café D - 98
Flat E - 49



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial 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. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS