

FOR SALE – Offers in the Region of £250,000

**20 Bondgate
Darlington, DL3 7JG**

Mixed Investment – Restaurant and two modern apartments – gross annual income £21,540 per annum

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SITUATION/LOCATION

The property occupies a prominent corner position fronting Bondgate and Skinnergate within the heart of Darlington town centre amongst a diverse range of established occupiers including Taylors Butchers, Up and Running, The Tapas Bar and others. All town centre amenities within convenient walking distance and there are a number of car parking facilities available closeby. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Ground floor restaurant and two apartments.

The restaurant occupies a prominent corner position with return window frontage to Skinnergate trading as Picco Bar & Pizzeria. The accommodation comprises an open plan sales area with seating for approximately 34 covers together with rear kitchen, wcs and basement store.

The flats are separately accessed and finished to a modern specification including modern kitchen and bathroom. The flats are heated by way of an electrically operated heating system.

TENURE

Freehold

ACCOMMODATION

The accommodation briefly comprises:-

Restaurant

Basement store	54sq.m.	581sq.ft.
Sales	57.7sq.m.	621sq.ft.
Kitchen	6sq.m.	65sq.ft.
Net internal area	117.7sq.m.	1,267sq.ft.

20 A Bondgate – first floor two bedroom apartment

20 B Bondgate – second floor two bedroom apartment

TENANCIES

Restaurant

Term: 10 years expiring 31st January 2028

Tenant break option: 31st January 2023 (minimum six month's notice)

Rent: £12,000 per annum

Rent Review: Upward only. 1st Feb 2021 and three yearly thereafter

Note: The lease is excluded from the renewal provisions S24-28 L&TA54

Flats

Both occupied by standard AST's:-

20A – (first floor) £450 per calendar month

20B – (second floor) £395 per calendar month

Gross annual income: £21,540 per annum

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-

Shop £12,000

Flats - Council Tax Band A

VAT

We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

Restaurant D 83

20A C 76

20B C 74



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