

FOR SALE – Offers in the Region of £350,000

**24-26 West Auckland Road, Cockerton, Darlington, Co.
Durham, DL3 9EP**

Mixed Investment Property: 2 Shops and 3 Flats (Potential 4th Flat)

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SITUATION/LOCATION

The property commands a prominent position fronting West Auckland Road in Cockerton, a main arterial route to Darlington town centre from the A1(M). Cockerton is a mixed suburb incorporating a dense variety of residential occupiers together with local amenities including Co-op Food Store, Post Office, Heron Foods and Greggs amongst a range of local businesses. Cockerton lies approximately 1 mile west of Darlington town centre affording swift access across the region via the A66 and A1M. There are a number of public and on street car parking facilities available close by.

DESCRIPTION

Two storey mixed investment property comprising two ground floor shops and three first floor apartments with additional attic space that may be suitable for conversion to one bedroom apartment subject to obtaining any necessary consents.

The property is of traditional brick construction under a multi pitched and tile covered roof incorporating glazed window frontage fronting West Auckland Road.

The shops have been recently refurbished comprising open plan and versatile split level sales area with kitchen/ wc.

The flats are one bedroom incorporating modern kitchen and bathroom.

TENURE

Freehold

TENANCY SCHEDULE

No.	Description	Start Date	End Date	Rent
24	Shop (Yoga Studio)	Nov-19	Nov-24	£7,000pa*
26	Shop (Property Management)	*	5 years*	£5,400pa
24A	Flat	-	-	Vacant
26	Flat	Aug-16	-	£5,400pa
26B	Flat	July-19	-	£5,980pa

Gross Annual Income £23,780

Estimated annual income £29,780

*24 – rent presently reduced to £6,400pa to account for flooring paid by tenant.

*26 Wise Owl Property Ltd. are in occupation of No. 26 and will take a lease back from completion for 5 years on internal repairing terms at £5,400pa.

Leases are drawn on internal repairing and insuring terms. Rents are inclusive of tenants contribution to gas, water and electricity. Landlords Expenditure July 20 – July 21 £3,210

Net annual income £26,570 (estimated)

*** Potential to increase through conversion of attic STP ***

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

Shop (No.24) – C-60

Shop (No.26) – C-63

Flat (No.24a) – D-58

Flat (No. 26a – E-47



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Darlington,
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