

FOR SALE - Offers in the Region of £60,000

326 North Road

Darlington, DL1 3BH

Ground Floor Retail Premises with Parking

CARVER

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SITUATION/LOCATION

The property fronts North Road (A167), an arterial road to Darlington town centre from J59 of the A1M. The area is a densely populated mixed neighbourhood incorporating commercial amenities including Coop Convenience Store and Rowlands Pharmacy amongst and a diverse range of local businesses. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham. Darlington benefits from convenient transport links across the region via the A66 and A1M.

PREMISES

Ground floor retail premises comprising an open plan sales area with ancillary storage, kitchenette and wc. There is forecourt parking at the front of the property for 2 cars together with an enclosed shared yard at the rear.

TENURE

The property is held by way of a lease granted for 999 years from January 2014 at a peppercorn rent.

ACCOMMODATION

Main Sales	37.7sq.m.	406sq.ft.
Rear Sales/Office	19.94sq.m.	215sq.ft.
Kitchen/Staff Room	18.6sq.m.	201sq.ft.
Net Internal Area	76.24sq.m.	822sq.ft.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £4,800. The property falls within the threshold for small business relief and eligible occupiers should benefit from full rates relief. Interested parties are advised to take up further enquiries with the Local Authority.

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 CERTIFICATE

D-85



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

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