

92 Bondgate, Darlington, County Durham, DL3 7JY

FOR SALE: PROMINENT RETAIL/OFFICE UNIT WITH PARKING



THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The property is situated in Darlington, a large town situated in the southern part of County Durham, approximately 13 miles to the west of Middlesbrough, 17 miles south of Durham, and 43 miles north-west of York.

The town benefits from excellent communication links as it lies just to the east of the A1(M), to the north of the A66 and has a station on the East Coast main railway line.

The property is situated on Bondgate, within the Town Centre Conservation area, at the eastern end of Woodland Road, the A68, which is one of the principal arterial routes leading west from the town centre to the residential suburbs.

Surrounding properties are generally in commercial use with occupiers including The Lounge, Performance Computers and The Majestic Theatre. The prime retail areas which are focused on High Row and the Cornmill shopping centre lie approximately 200m to the south-east.

DESCRIPTION

The property comprises a prominently positioned three storey mid terraced Grade II Listed building arranged to provide a ground floor retail unit and offices across the upper floors.

The ground floor comprises an open plan sales area with partially glazed frontage and benefits from offices and stores with WC to the rear.

The upper floors provides additional office accommodation with training rooms and staff amenities including kitchen and WCs. There is additional storage within the basement.

The building benefits from gas fired heating to wall mounted panel radiators and has been fully refurbished throughout.

Externally the premises benefit from rear access and parking for 4 vehicles.

ACCOMMODATION

Basement

Stores 19.34 sq m (208 sq ft)

Ground Floor

Sales 59.60 sq m (642 sq ft)

Offices / Stores 9.29 sq m (100 sq ft)

WCs

Total 68.89 sq m (742 sq ft)

First Floor

Offices 79.57 sq m (856 sq ft)

Second Floor

Offices 48.38 sq m (521 sq ft)

WCs

Total

92 Bondgate 216.18 sq m (2,327 sq ft)

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PROPOSED TERMS

The freehold property is available at an asking price of £175,000.

RATING ASSESSMENT

The premises has a Rateable Value of £10,000 and therefore qualifies for Small Business Rates relief. Interested parties should contact Darlington Borough Council for the exact rates payable.

VAT

The property is elected for VAT.

VIEWING

Strictly by appointment through this office
Contact Jack Robinson / Paul Stevenson on 01642 713303

Subject To Contract and Without Prejudice

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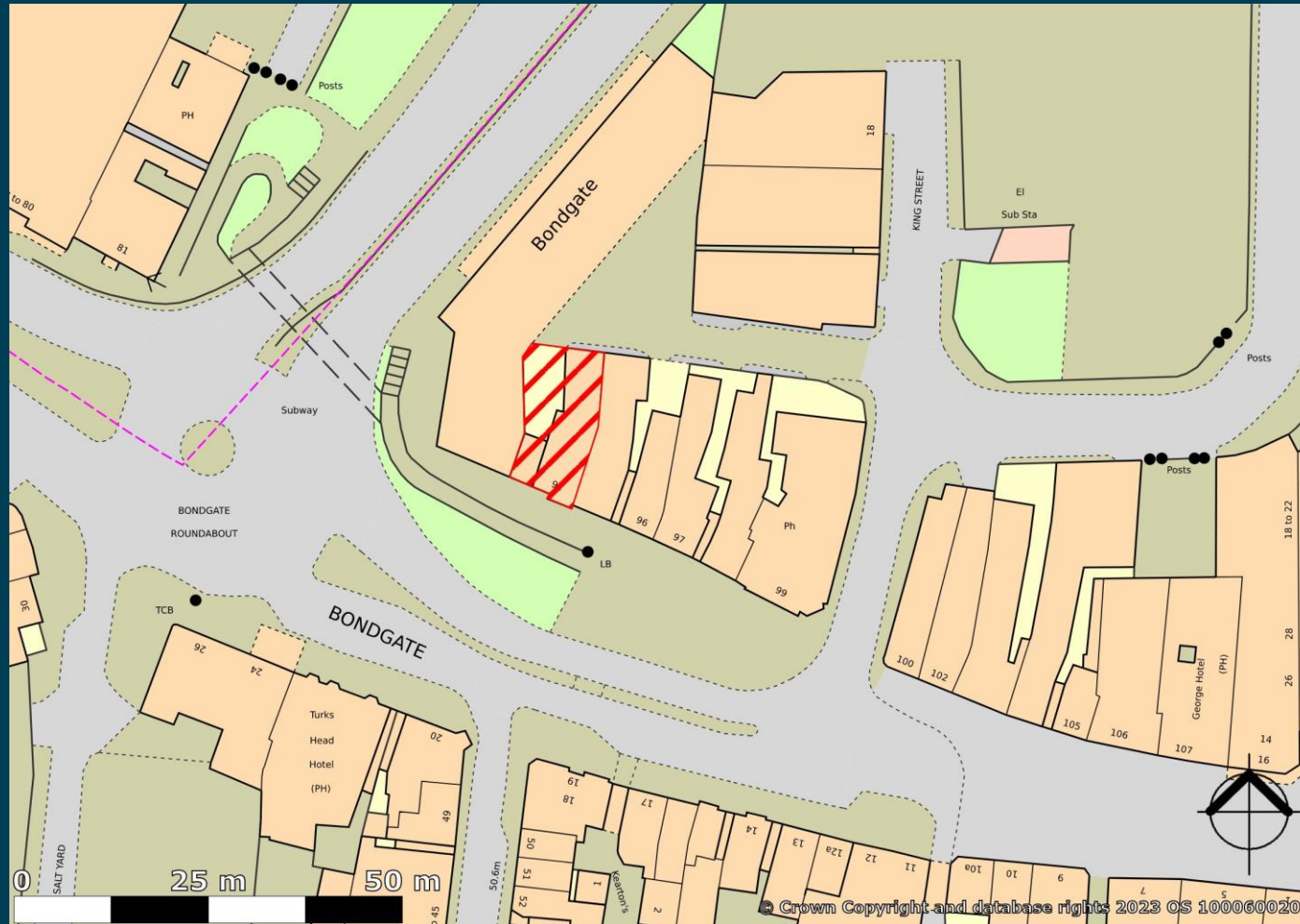


Total area: approx. 386.6 sq. metres
All areas shown are for guidance only and are not to scale
Please contact us for more information

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Energy Performance Certificate Non-Domestic Building



Pathan Homes
92 Bondgate
DARLINGTON
DL3 7JY

Certificate Reference Number:
0970-9051-0361-7100-9024

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 112 This is how energy efficient the building is.

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