

FOR SALE



FREEHOLD RETAIL/OFFICE PREMISES

54 Bondgate, Darlington DL3 7JJ



Sanderson
Weatherall



Location

Darlington is located in the North East of England and is a well known market town situated within County Durham. Darlington has an urban population of approximately 106,000 persons and is principally accessed via the A1/A19 and A66 Trunk road.

The subject property is well positioned facing directly onto Bondgate and in close proximity to the junction of Portland Place which sits on a busy arterial road west of the town centre and is only a short walking distance away. The surrounding area comprises a mix of both leisure and retail operators which are predominantly more local/regional in nature.

Occupiers in the immediate vicinity include Halfords Auto Centre, Blacketts Medical Practice and Seaton Leng Funeral Directors amongst numerous other local businesses.

Description

The subject property comprises of traditional brick construction under a pitched tile roof covering with a flat felt roof covering to the rear elevation. The ground floor provides a well configured spacious retail sales area with excellent frontage onto Bondgate providing good levels of natural light throughout with ancillary storage and WC facilities.

The upper floors provide office accommodation with kitchen and WC facilities that can be separately accessed via the side elevation and have been fitted to a very good standard/specification throughout.

All offices are currently occupied by three individual tenants on short term tenancy agreements (all inclusive basis) generating a gross rental income of £675 pcm (£8,100 per annum).

Accommodation

We understand that the property comprises of the following approximate net internal floor areas:-

Description	sq m	sq ft
GF Retail Sales Area	34.29	369
GF Internal Storage	13.47	145
FF Offices	57.50	619
SF Office & Kitchen	29.29	315
Total	134.55	1,448

Asking Price

Unconditional offers in excess of £100,000 (One Hundred Thousand Pounds) are invited, subject to contract, for the benefit of our client's freehold interest.

Please note that the vendor reserves the right not to accept the highest or any offer received.

Business Rates

The property is currently assessed under four separate hereditaments under the current rating list which is effective from 1 April 2023 as follows:

GF Retail Unit:	RV £3,400
FF Office 1:	RV £3,050
FF Office 2:	RV £1,100
Part Second Floor:	RV £850

All of the above assessments fall within the threshold for small business rates relief, however, we would recommend that any interested party makes contact with the Local Rating Authority, Darlington Borough Council, to obtain further information and clarity regarding business rates.

Tenure

We understand that the property being sold shall be sold by way of a Freehold title.

Energy Performance Certificate

A valid Energy Performance Certificate (EPC) has been commissioned and will be available upon request in due course.

Services

We understand all mains services are available and connected to the property, however, interested parties are advised to carry out their own investigations with regard to this matter.

VAT

All prices quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party to be responsible for their own legal costs incurred throughout any transaction.

Planning

The property currently has consent for E use class under the Town & Country Planning Use Classes Order as amended 01.09.2020. The property may be suitable for a variety of alternative uses subject to obtaining the necessary planning consent via the Local Planning Authority.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

NEWCASTLE UPON TYNE

Further Information

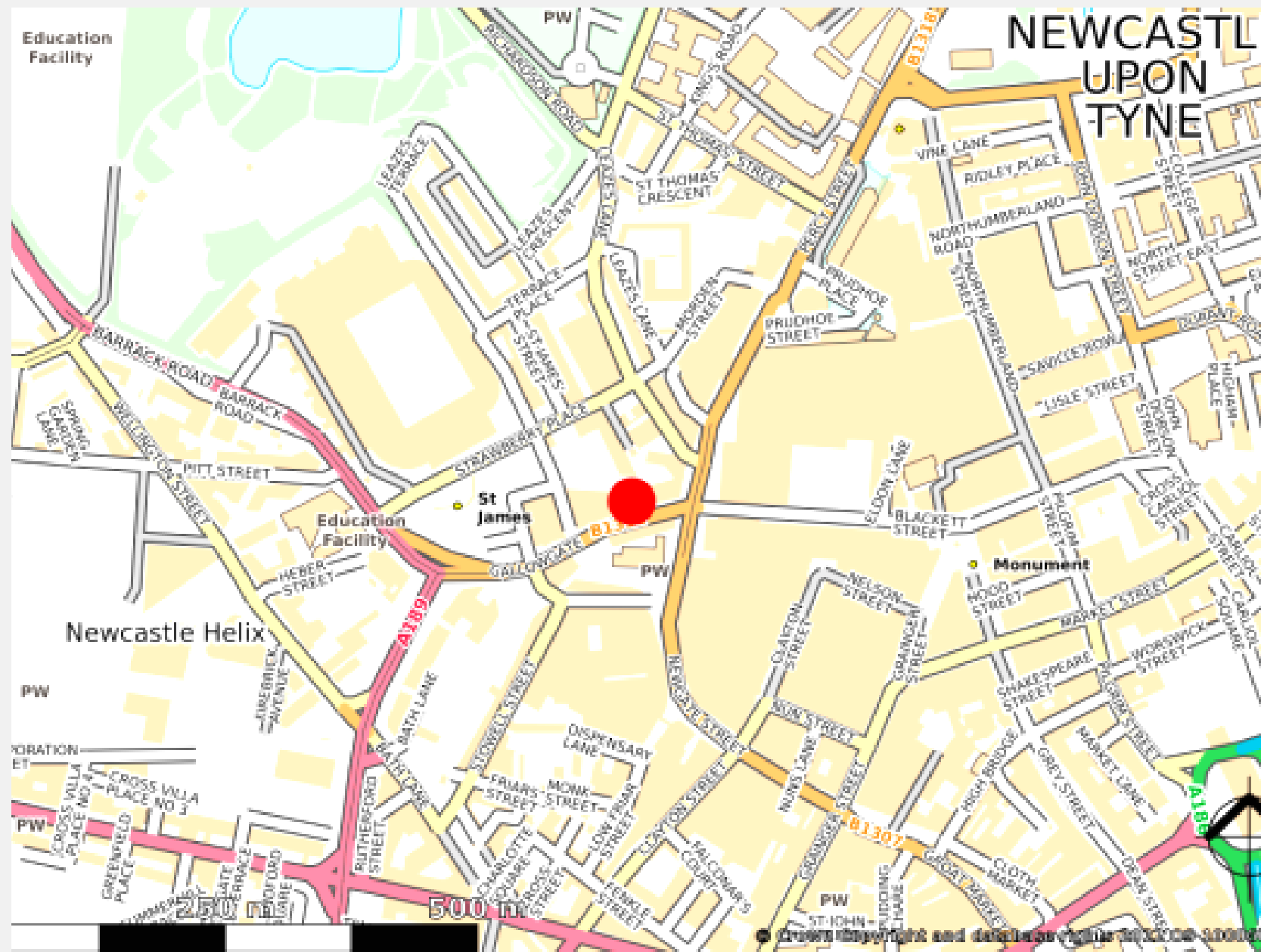
Strictly by prior appointment with the agents:

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**Sanderson
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