

FOR SALE – Offers in the Region of £525,000

**72-73 Skinnergate & 17A Post House Wynd,
Darlington, Co. Durham, DL3 7LL**

Mixed Investment Block:-

Six shops and part vacant upper floors with development potential (STP)

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SITUATION/LOCATION

The property occupies a prominent position fronting Skinnergate on it's corner with Post House Wynd in the heart of Darlington town centre conservation area. Established occupiers in the immediate vicinity include Savers, Greggs and Queensway Dental amongst a diverse variety of local businesses including shops, professional services, bars, restaurants and eateries. The location benefits from swift access to the town centre inner ring road in turn providing access across the region via the A66 and A(1M). Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Town centre investment block comprising six lock up shop units with part vacant upper floors that may be suitable for a variety of re-development opportunities subject to any necessary statutory/ planning consents.

Externally there is an enclosed yard area at the rear.

TENURE

Freehold

RATEABLE VALUE

72:	£5,700
72A:	£5,100
72B:	£5,600
72C:	£6,300
73:	£5,700
73A:	£8,400
17APHW:	£5,200

VAT

VAT is applicable to the purchase price. It is envisaged that the transaction will be treated as TOGC.

VIEWING

Strictly by appointment only through agents.

ACCOMMODATION & TENANCY SCHEDULE

	Description	Size	Lease Terms	Rent	EPC
72	Ground floor lock up shop premises comprising open plan sales area with rear ancillary/ wc.	271sqft	Tenant: Andrew DaBell Use: T/A AD Designs Jewellers Term: 5 years from 16/02/23 (expires 15/02/28) Repairs: TBC	£7,500	B-46
72A	Ground floor lock up shop premises comprising open plan sales area with wc.	180sqft	Tenant: GC Group Ltd. Use: T/A Rebel Hairdressing Ladies hairdressing Term: 5 years from 10/09/19 (Expires 09/09/24) Repairs: FR&I	£6,000	E-101
72B	Ground floor shop premises incorporating large first floor area comprising 4 treatment/ office rooms, stores, kitchen and wc.	GF: 149sqft FF: 694sqft	Tenant: Dominic Thompson Use: T/A Body Art & Piercing Tattoo/ Piercing Studio Term: 4 years from 16/04/20 (Expires 15/04/24) Repairs: TBC	£8,000	
72C	Ground floor lock up shop premises comprising open plan sales area with wc.	261sqft	Tenant: Rowells Gents Hairdressing Ltd Use: T/A Rowells Hairdressing Gents barbering Term: 3 years from 23/09/20 (Expires 22/09/24) Repairs: FR&I	£6,666	C-61
73	Ground floor shop with first floor storage	GF: 190sqft FF: 150sqft	Tenant: A. Abdullah Qader Use: T/A Darlo Phone Repair Mobile Phone Repair Term: 5 years from 11/04/19 (Expires 10/04/24) Repairs: FR&I	£7,000	C-65
73A	Prominent corner shop premises comprising an open plan sales area with return frontage to Post House Wynd and outhouse wc.	294sqft	Vacant	(ERV: £10,000)	D-90
73	First and second floor offices accessed from Post House Wynd. The offices are of a cellular nature and incorporate kitchen/ wcs.	FF: 403sqft SF: 1,253sqft	Vacant (Potential for conversion STP)	(ERV: £7,500)	
TOTAL: (ERV):				£35,166 (£52,666)	

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