

**FOR SALE – Offers in the Region of £125,000**

**18 Post House Wynd  
Darlington, DL3 7LP**

**Versatile Town Centre Retail Premises – 1,037sq.ft.**

**CARVER**  
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## SITUATION/LOCATION

Post House Wynd is situated between Skinnergate and High Row in the heart of Darlington town centre and incorporates a diverse variety of established businesses. All town centre amenities are within convenient walking distance and there are a number of public car parking facilities available closeby. Darlington is a popular market town approximately 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle with swift transport links across the region via A66 and A1(M).

## PREMISES

Two storey terraced town centre retail premises of traditional brick construction held beneath a pitched and tile covered roof with attractive glazed window frontage at ground floor level.

Internally the accommodation is arranged to provide a split level sales area on the ground floor together with a number of partition offices/treatment rooms on the first floor.

The property was rewired Feb 2021 (certificates available).

## ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor		
Sales	52.05sq.m.	668sq.ft.
First Floor		
Office/Treatment Rooms	30.57sq.m.	329sq.ft.
Kitchenette	3.72sq.m.	40sq.ft.
<b>Net Internal Area</b>	<b>86.34sq.m.</b>	<b>1,037sq.ft.</b>

## TENURE

Freehold

## RATEABLE VALUE

The property is recorded in the current rating list at £11,750. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates.

## VAT

VAT is not applicable to the purchase price.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

C-72



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