

FOR SALE:- Offers in the Region of £200,000

**6 Duke Street, Darlington, Co. Durham,
DL3 7AB**

Freehold Town Centre Shop/ Office – Part Investment

N.I.A. 2,182sq.ft. – Gross Annual Income £13,200pa with vacant upper floors

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SITUATION/LOCATION

The property fronts Duke Street in the heart of Darlington's professional district. Established occupiers in the immediate vicinity include Affleck and Moffatt, Cooper and Leatherbarrow, Carver Group and Watson Woodhouse amongst a diverse variety of other businesses including shops, professional services, bars, restaurants and eateries. All town centre amenities are within walking distance and there are a number of car parking facilities available close by. 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

Three storey mid-terrace commercial premises of traditional brick construction held under a multi pitched slate tile covered roof with flat section to rear.

The ground floor comprises an open plan and versatile sales area with managers office, kitchen and wc T/A JW Wood Estate Agency.

There are a range of offices held over first and second with separate access from Duke Street forming a shared fire escape.

There are two car parking spaces at the rear.

The property may suit a variety of business uses, or indeed alternative re-development opportunities, subject to any necessary statutory/ planning consents.

TENURE

Freehold

ACCOMMODATION

Basement	40.61sq.m.	437sq.ft.
Ground Floor	70.74sq.m.	761sq.ft.
First Floor	43.96sq.m.	473sq.ft.
Second Floor	47.49sq.m.	511sq.ft.
Net Internal Area	202.8sq.m.	2,182sq.ft.

LEASE TERMS

Tenant	JW Wood (Darlington) Ltd.
Demise	Ground Floor and Part Basement
Guarantor	JW Wood Ltd.
Term	15 years from July 2010 (Expires 15 th July 2025)
Rent	£13,200pax
Repairs	Internal Repairing and Insuring
L&TA54	Excluded

AGENTS NOTE

No's 2-6 Duke Street are presently inter-connecting. Separation works will be undertaken by the Vendor prior to sale.

RATEABLE VALUE

The property will require re-assessment for the purpose of business rates.

VAT

We are advised by our client that VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

EPC

An EPC will be provided prior to sale.

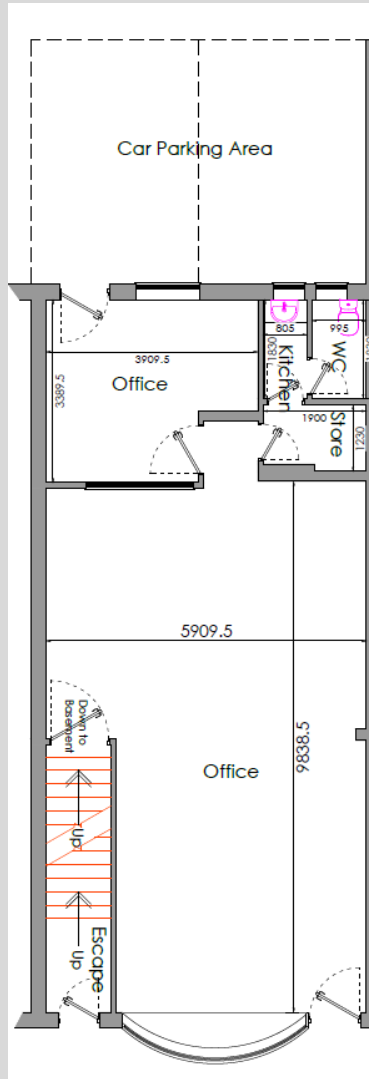


18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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Ground Floor



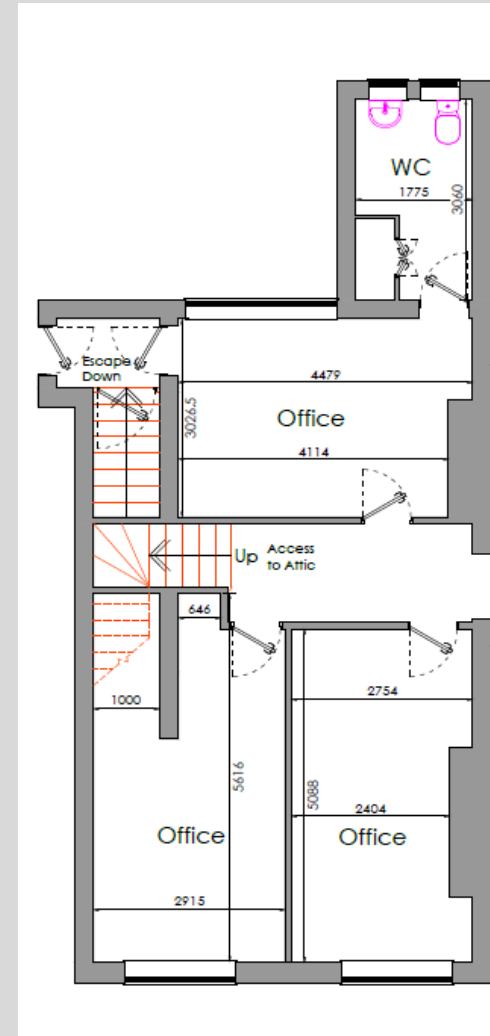
**For identification purposes only*

First Floor



**For identification purposes only*

Second Floor



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