

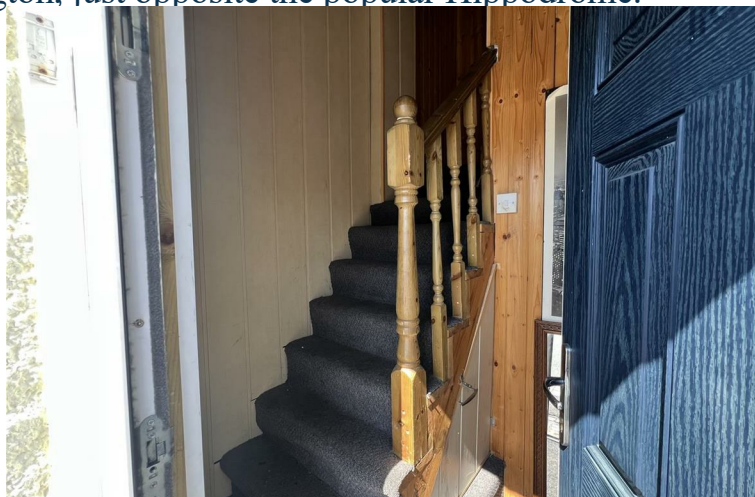


110 PARKGATE, DARLINGTON, DL1 1RX

Offers In The Region Of £85,000

Ideal investment opportunity! 110 Parkgate contains a one bedroom flat which is currently vacant, along with a business premises currently used as a Nail Bar yielding £400 per calendar month. We expect the flat above to yield a similar rent in the current market. There is an option to retain the current tenant of the Nail Bar.

Parkgate is ideally positioned in central Darlington, just opposite the popular Hippodrome.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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