

FOR SALE:- £575,000

**2-6 Duke Street, Darlington, Co. Durham,
DL3 7AB**

Unique Investment / Development Opportunity (Part Occupied)

Prime Duke Street Location. Total Gross Internal Area Approx 9,234sq.ft.

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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 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

The property comprises three inter-connecting office / shop units forming the end of a terrace of similar buildings. The property is of traditional brick construction held under multi-pitched and tile covered roofs with flat felt covered sections to rear.

There are two open plan shop units on the ground floor with glazed window frontage to Duke Street. The remaining accommodation comprises traditional offices of both a cellular and open-plan nature and there are kitchen facilities, wcs and ancillary storage.

The property is heated by way of a gas fired central heating system and there are two car parking spaces to the rear.

DEVELOPMENT POTENTIAL

The property may suit a variety of re-development opportunities subject to obtaining any necessary planning / statutory / local authority consents.

TENURE

Freehold

ACCOMMODATION

2-6 Duke Street (Former Close Thornton Offices)

	Net Internal Area	Gross Internal Area
Lower Ground Floor	990sq.ft.	1,098sq.ft.
Ground Floor	1,776sq.ft.	2,357sq.ft.
First Floor	2,346sq.ft.	3,046sq.ft.
Second Floor	980sq.ft.	1,248sq.ft.
Attic Space	301sq.ft.	344sq.ft.
Total:	6,393sq.ft.	8,093sq.ft.

6 Duke Street (JW Wood)

	Net Internal Area	Gross Internal Area
Lower Ground Floor	237sq.ft.	301sq.ft.
Ground Floor	688sq.ft.	840sq.ft.
Total:	925sq.ft.	1,141sq.ft.

2 Car Parking Spaces to Rear.

FLOOR PLANS

A comprehensive set of Floor Plans are available via request from the Agent.

TENANCY SHCHEDULE

2-6 Duke Street

Vacant

6 Duke Street

Tenant: JW Wood (Darlington) Ltd.
Guarantor: JW Wood Ltd.
Term: 15 years commencing 16th July 2010
(Expires 15th July 2025)
Rent: £13,200pax
Rent Review: 3 yearly (upward only to OMR)
Repairs: Internal repairing and insuring
L&TA54: Protected

RATEABLE VALUE

2-6: £30,250
6: £13,250

VAT

VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

EPC

2-6: D-92
6: D-95

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

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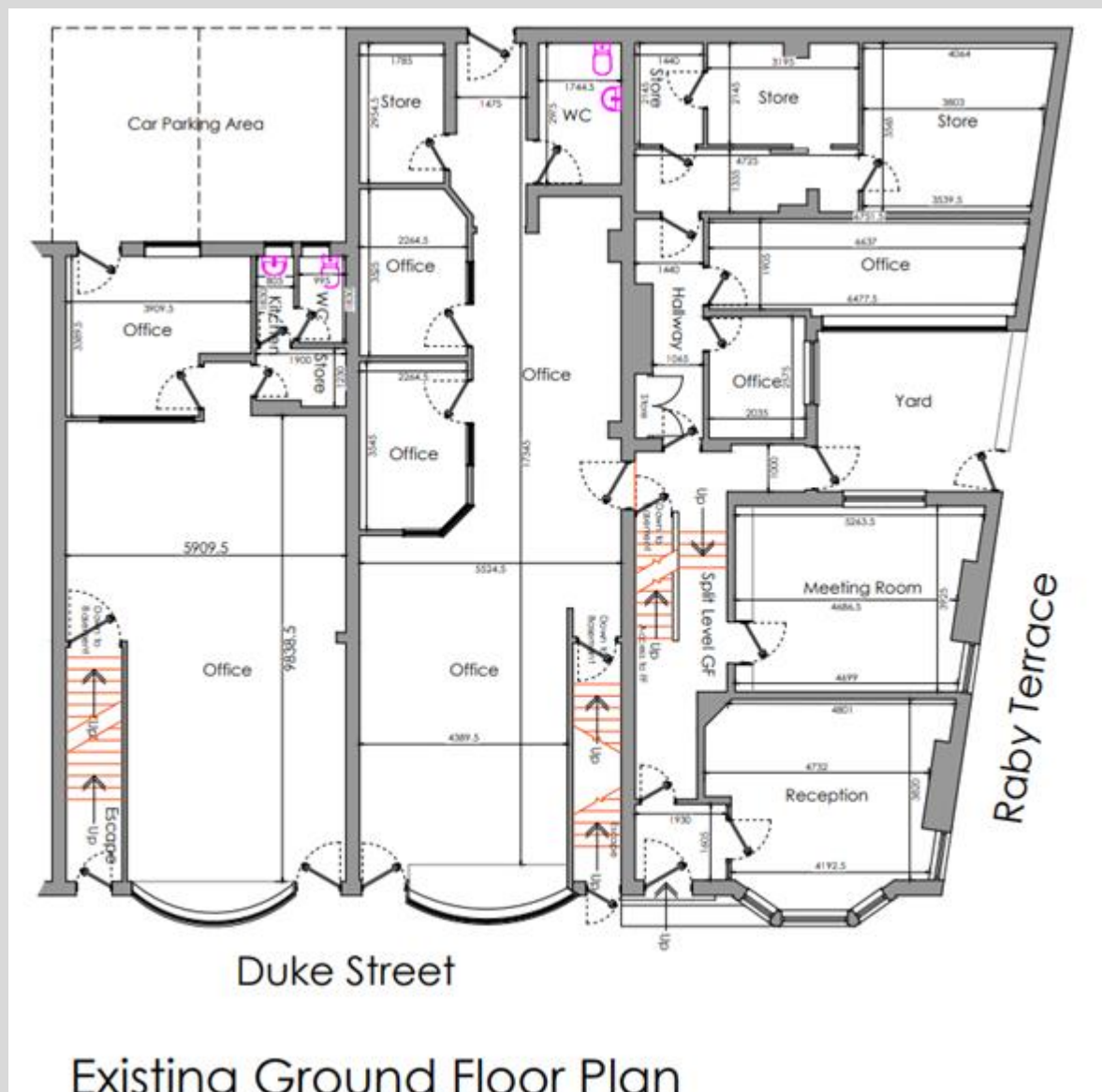
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Existing First Floor Plan

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