



Signal House

Whessoe Road, Darlington, DL3 0QT



MY  
PROPERTY  
BOX  
SALES | LETTINGS | INVESTMENTS

# Signal House

*Whessoe Road, DL3 0QT*

My Property Box welcomes to the market a newly developed 22 Bedroom HMO and 1 Retail unit situated within the investment hotspot of Darlington.

The property boasts a potential rental return of £135,000 P.A at a 11% gross yield.



## My Property Box

27 Grange Road, Darlington, DL1 5NA

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## Situation

Whessoe Road running adjacent to the North Road (A167), being a main access road into the centre of Darlington. Whessoe Road being a mix of both industrial and suburban residential, currently to the rear of Signal House the previously derelict Darlington Railway museum has been granted multimillion funding with numbers of expected visitors forecasted to be in the region of 300,000 a year.

With ample amenities in the town centre sitting 1.5 miles away, including but not limited to Bannatyne Hotel & Spa, Darlington Hospital, Darlington Train station and an array of boutique style bars and restaurants.

## Location

Darlington is an emerging investment and financial hub within the North East attracting major national and international employers including HM Treasury, The Department for Trade, Amazon's largest fulfilment Centre, Student Loans and EE to name a few. Furthermore, development projects such as the record £150m investment into the Darlington train station along with £25m toward the development of Teesside airport and £200m toward the development of Teesside's freepport.

Darlington is a popular expanding market town situated 14 miles from Middlesbrough & Stockton, 20 Miles south of Durham and 30 Miles south of Newcastle. Heading south Darlington is situated approximately 50 Miles north of York.

Benefitting from excelled transport links such as the the A1, A19 and A66, along with the Teesside airport and Darlington train station being closely situated offers both domestic and international transport.





## Externally

The the external of the property you find ample parking for the tenants of both the residential and retail space. There is scope to introduce a licensing scheme to add further income to the site; the site benefits from a well presented area of greenery to both the front and rear of the property adding to the high end finish across the whole site.

From the road side there is a smart but sleek cladding finish across the front and rear of the building, with a large signage making it easily noticeable from the road side.

## General Information

### Tenure

The property will be sold freehold and will be available with vacant possession at completion. Can full occupy prior to completion.

### Local Authority

Darlington Borough Council.

### Council Tax

Band TBC.

### Energy Performance Certificate (EPC)

Rating TBC.

### Location

what3words: sand.person.score

### Price

Offers in excess of £1,250,000.00

### Viewings

Strictly by appointment through the Selling Agents My Property Box.

Tel: 0333 358 3676



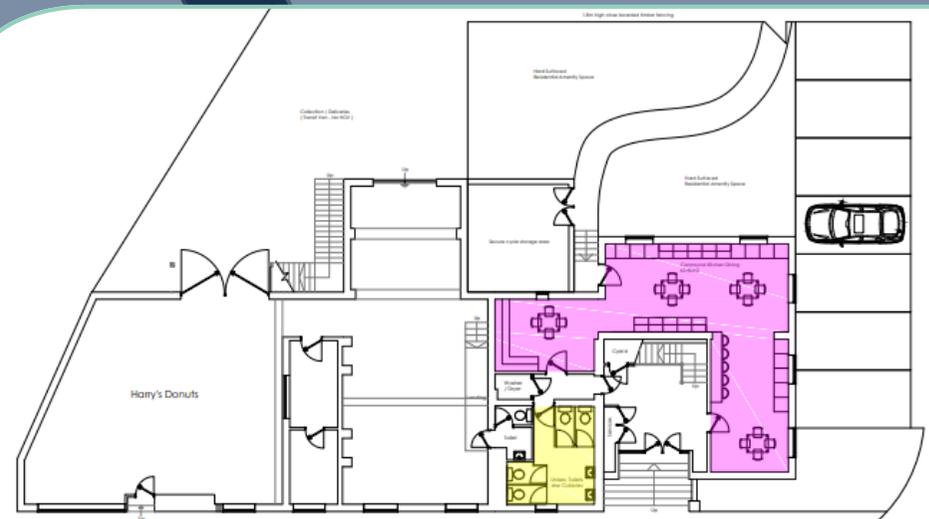
PROPOSED SECOND FLOOR PLAN

- 2 Person HMO - With Kitchenette & En suite
- 1 Person HMO - En Suite / Wash Hand Basin
- 1 Person HMO - Wash Hand Basin
- 2 No Shower WC



PROPOSED FIRST FLOOR PLAN

- 2 Person HMO - With Kitchenette & En suite
- 1 Person HMO - With Ensuite - Wash Hand Basin
- 3 no Showers
- Communal Area - 8.4m<sup>2</sup>
- 1 Person HMO - Wash Hand Basin



PROPOSED GROUND FLOOR PLAN

- Communal Kitchen / Dining
- Unisex Toilets