



120 Neasham Road, Darlington
Darlington



Guide Price £120,000



120 Neasham Road

Darlington

Mixed-Use Investment Opportunity – Commercial Premises with One-Bedroom Flat

An excellent opportunity to acquire a mixed-use property comprising a spacious ground-floor commercial unit with a self-contained one-bedroom flat above, occupying a prominent and accessible position within the Eastbourne area of Darlington.

The ground-floor premises were previously operated as a food/takeaway business and provide versatile accommodation with potential for a variety of commercial uses, subject to any necessary planning or regulatory consents.

The property occupies a well-established location with good levels of passing pedestrian and vehicular traffic, making it an attractive proposition for investors, owner-occupiers or businesses looking for premises within this popular area of Darlington.

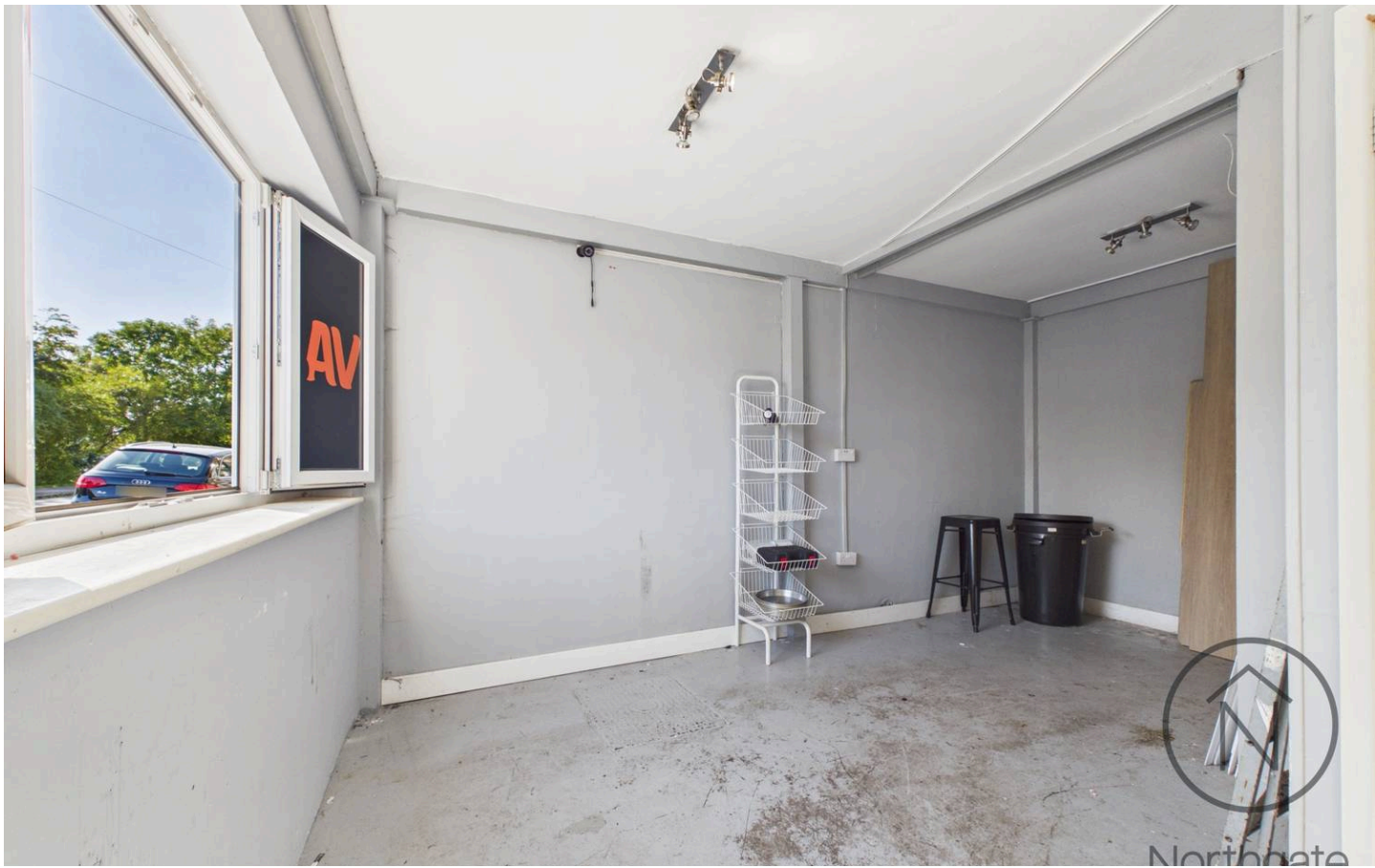
The **ground-floor commercial premises will be offered with vacant possession upon completion**, allowing a purchaser to occupy, refurbish or re-let the unit.

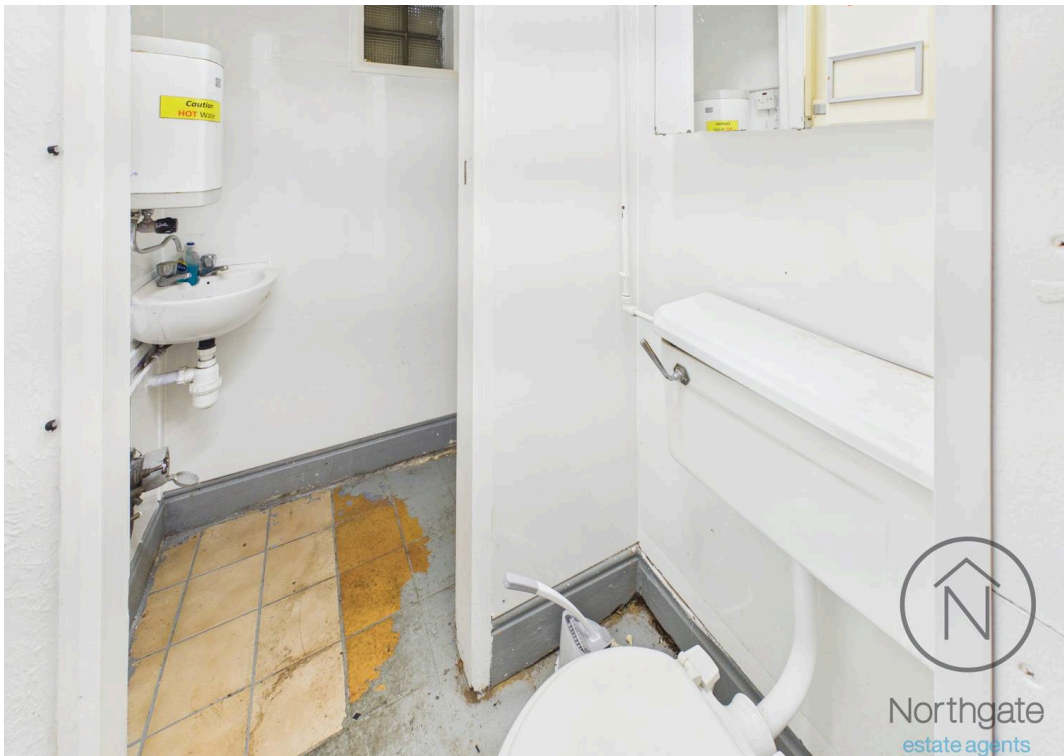
The first floor comprises a **self-contained one-bedroom flat**, currently occupied by a tenant on a periodic tenancy and producing a rental income of **£440 per calendar month (£5,280 per annum)**.

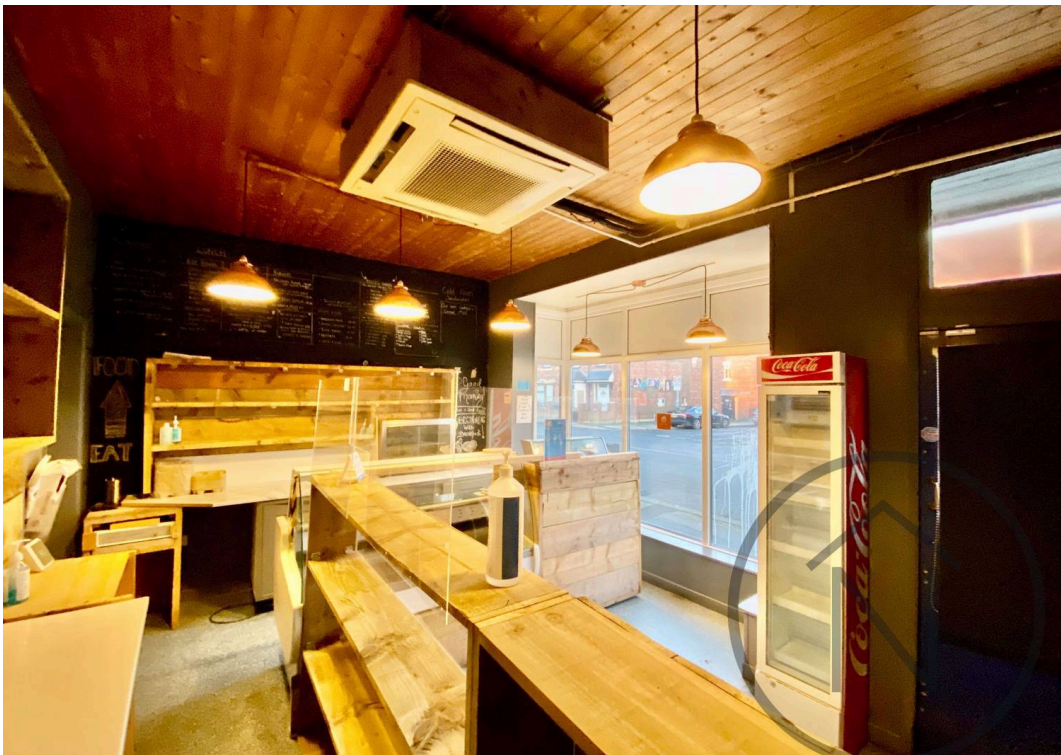
Ground Floor – Commercial Premises

- Shop floor and counter area
- Kitchen
- Office/store room
- Large store room
- W.C.
- Vacant possession upon completion - previously let at a



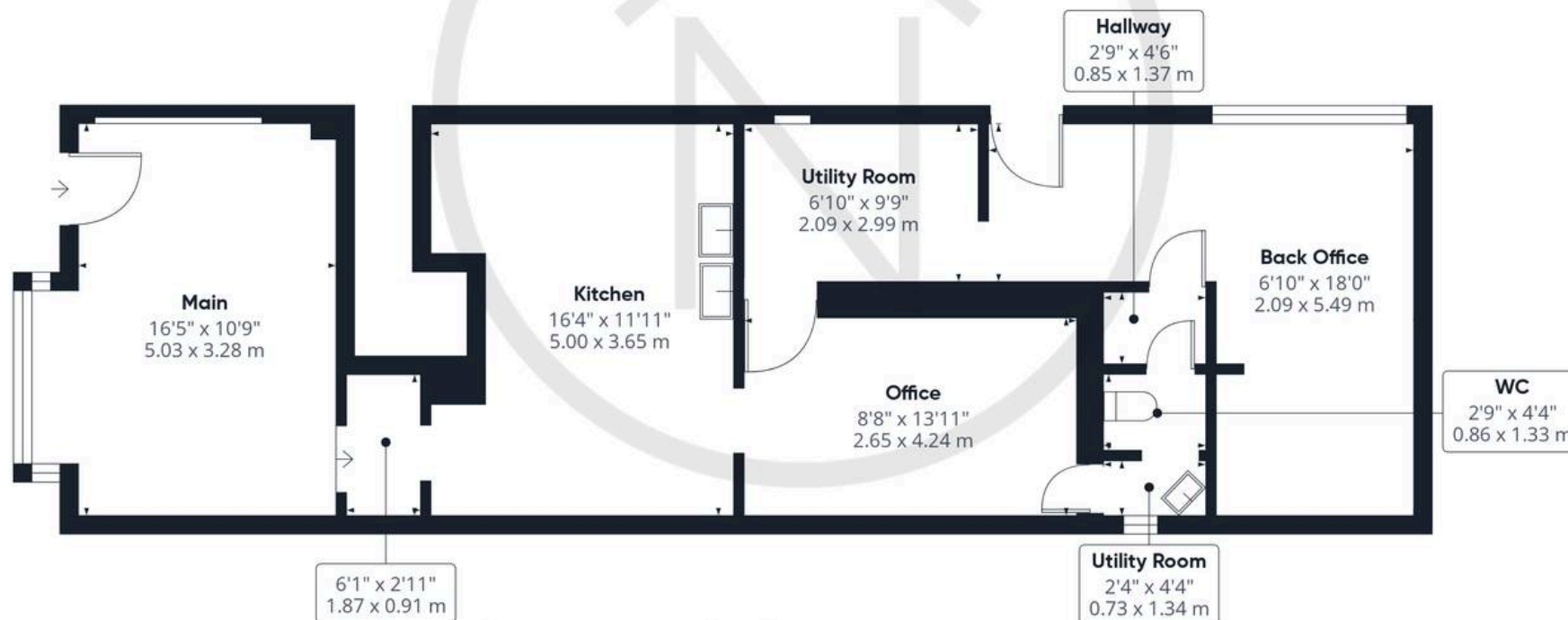








Northgate
estate agents



Approximate total area⁽¹⁾

824 ft²

76.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Northgate
estate agents



Northgate - County Durham

Suite 3, Avenue House, Greenwell Road, Newton Aycliffe - DL5 4DH

01325 728333 • info@northgates.net • www.northgates.co.uk/



These particulars do not constitute, nor constitute part of, an offer or contract. No warranties are provided. Verify details through inspection. Northgate estate agents, nor any person in their employment has any authority to make or give any representation or warranty whatever in the relation to this property. All measurements are approximate.