

FOR SALE – Offers in the Region of £160,000

120/122 High Northgate

Darlington, Co. Durham, DL1 1UR

Mixed Commercial/Residential Investment Property • Potential for Residential Conversion (STP)

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SITUATION/LOCATION

The property is situated within a conservation area on High Northgate approximately 1 mile north of Darlington town centre in a mixed commercial/residential location. The recently completed North Retail Park lies approximately 250m distant and incorporates national occupiers including Aldi, Iceland, Poundland, KFC and Greggs. The location lies on A167 with convenient access to A66 and A1M to surrounding commercial districts. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

PREMISES

Two storey mid terraced property of traditional brick construction with attractive window frontage under pitched tiled roof.

The property is arranged to provide ground floor and basement office/retail unit with two modern apartments on the first floor.

The ground floor is predominantly open plan with sales area, offices, kitchen and WC.

The apartments are one and two bedroom comprising open plan living area with modern kitchen and bathroom.

Externally there is a sizable yard to the rear with vehicular access for parking.

DEVELOPMENT POTENTIAL

The ground floor and lower ground floor may be suitable for a variety of re-development opportunities, particularly residential conversion, subject to the requisite statutory consents.

TENURE

Freehold

TENANCIES

The ground floor/ lower ground floor is owner occupied by our client.

The flats are occupied by way of standard Assured Shorthold Tenancies.

Gross rents received from flats:-
£8,592 per annum

TERMS

The property is available subject to the existing assured shorthold tenancies. The ground floor is available with vacant possession or by way of a lease back to our client on FRI terms for 12 months at £9,000pax.

Potential rents:- £17,592 per annum, exclusive.

ACCOMMODATION

The accommodation briefly comprises:-

Lower Ground Floor	121.67sq.m.	1,309sq.ft.
Ground Floor	108.25sq.m.	1,165sq.ft.
Net Internal Area	229.92sq.m.	2,474sq.ft.
Flat A	2 bed	Rent £366pcm
Flat B	1 bed	Rent £350pcm

RATEABLE VALUE/ COUNCIL TAX

Shop -	£5,200
Flat A -	Band A
Flat B -	Band A

VAT

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

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

Shop – E-109

Flat A – B-83

Flat B – B-83



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