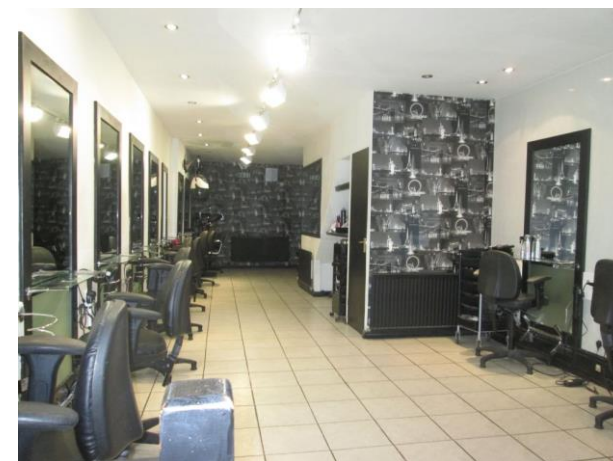


**FOR SALE – Offers in the Region of £160,000**

**18 Post House Wynd  
Darlington, DL3 7LP**

**Investment Property – Annual income £17,500 per annum**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
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## SITUATION/LOCATION

Post House Wynd is situated between Skinnergate and High Row in the heart of Darlington town centre and incorporates a wide variety of established businesses including Robin Finnegan Jewellers, TIC Watches, The Silver Shop and the Health Food Warehouse. All town centre amenities are within convenient walking distance and there are a number of public car parking facilities available closeby. Darlington is a popular market town approximately 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle with swift transport links across the region via A66 and A1(M).

## PREMISES

Terraced town centre retail premises of traditional construction under a pitched and tile covered roof with attractive glazed window frontage at ground floor level. Internally the accommodation is arranged to provide split level sales area on the ground floor incorporating a number of hairdressing stations together with a number of partition offices/treatment rooms on the first floor. The property is well established locally as a salon

## ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor		
Sales	52.05sq.m.	668sq.ft.
First Floor		
Office/Treatment Rooms	30.57sq.m.	329sq.ft.
Kitchenette	3.72sq.m.	40sq.ft.
<b>Net Internal Area</b>	<b>86.34sq.m.</b>	<b>1,037sq.ft.</b>

## TENURE

Freehold

## OCCUPATIONAL LEASES

The tenant has been in occupation since November 2013 and is presently in occupation by way of a lease expiring November 2019. The lease is drawn on a full repairing and insuring basis.

**Rent passing £17,500 per annum, exclusive.**

## RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:- £12,750.

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

F - 138



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

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