

**CAR SHOWROOM AND
WORKSHOP PREMISES
FOR SALE/TO LET**

GAVINBLACK
— & PARTNERS —



HAUGHTON ROAD, DARLINGTON, DL1 2BP

**CAR SHOWROOM AND WORKSHOP – 9,515 Sq Ft
on a Site of approximately 0.718 Acres**

Suitable for a variety of uses, subject to the necessary consents

CONTACT

Gavin Black - gavin@gavinblack.co.uk

184 Portland Road, Jesmond, Newcastle upon Tyne, NE2 1DJ (0191) 230 2777

HAUGHTON ROAD, DARLINGTON, DL1 2BP

LOCATION

The premises lie approximately 3 miles north east of Darlington town centre and links to the A1(M) for access north and south and A66 for access east and west.

SITUATION

The premises front the Haughton Road in a predominantly residential area. Other local occupiers include Wickes and ASDA.

DESCRIPTION

The premises have the following approximate net internal areas:

	Sq Ft	Sq M
Showroom	4,549	422.62
Workshop	2,941	273.23
Parts Store	1,485	137.96
Valet Bay	227	21.09
First Floor Offices	313	29.08
Total	9,515	883.98

The overall site extends to approximately 0.718 acres. Externally there is parking for up to 81 vehicles including 27 display spaces to the front and side of the showroom.

RATING ASSESSMENT

According to the Valuation Office Agency website the premises have a rateable value of £66,000.

FOR SALE

Our clients are seeking offers in excess of £725,000.

TO LET

Our clients would be prepared to lease the premises for a term to be agreed on full repairing and insuring terms at a rental of £70,000 per annum exclusive of rates.

EPC

The EPC rating for the property is D-82. A full copy of the report is available upon request.

LEGAL COSTS

Both parties are to bear responsibility for their own costs in the transaction.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

CODE OF PRACTICE

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

VIEWING

Strictly by appointment with the Sole Agent.



Disclaimer: Gavin Black & Partners, their clients and any joint agents give notice that; 1). They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2). Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Gavin Black & Partners have not tested any services, equipment or facilities. Purchasers or prospective tenants must satisfy themselves by inspection or otherwise.