

**FOR SALE: Offers in the Region of £125,000**

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

**Town Centre Investment Property – Net Initial Yield 9.82%**

**CARVER**

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## SITUATION/LOCATION

Post House Wynd is a popular retail thoroughfare linking Skinnergate with High Row in the heart of Darlington town centre. Post House Wynd incorporates a diverse variety of businesses including shops, cafes/ restaurants and professional services. All other 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).

## DESCRIPTION

Two storey town centre retail premises of traditional brick construction held beneath a dual pitched and tile covered roof.

The property is well-appointed throughout incorporating attractive glazed window frontage at ground floor level secured via steel electric shutters. The ground floor comprises an open plan and versatile sales area with rear sales/ store and incorporates a suspended ceiling with spotlighting.

There is an additional sales area on the first floor with two offices/ stores and kitchen/ wc.

The property is presently occupied and T/A So Unique (furniture sales)

## TENURE

Freehold

## LEASE TERMS

Tenant: Paul Miller  
Term: 4 years commencing 09/06/23  
(Expires 08/06/27)  
Break: 09/06/25  
Rent: £12,500pax  
Repairs: Full Repairing and Insuring  
L&TA54: Protected

A purchase at the asking price demonstrates a net initial yield of 9.82% after assuming standard purchaser's costs at 1.8%

## ACCOMMODATION

Ground Floor	83.41sq.m.	898sq.ft.
First Floor	54.55sq.m.	587sq.ft.
Net Internal Area	137.96sq.m.	1,485sq.ft.

## RATEABLE VALUE

£17,500

## VAT

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

## VIEWING

Strictly by appointment only through agents.

## EPC

D-90



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**County Durham**  
**DL1 1GB**  
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