

FOR SALE:- Offers in the Region of £220,000

**34 Borough Road, Darlington,
Co. Durham, DL1 1SW**

Mixed Office / Industrial Investment Property – NIY 9.32%

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

Borough Road lies adjacent to St Cuthberts Way and Parkgate on the periphery of Darlington town centre amongst a diverse variety of commercial occupiers including Darlington Hippodrome, The Hullabaloo and Darlington Tyre and Autocentre amongst a diverse variety of other established businesses including trade related occupiers, shops and bars/ restaurants. 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 situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham with convenient transport links across the region via the A66 and A1M.

DESCRIPTION

Mixed office / industrial investment property.

The property comprises a two storey office block of traditional brick construction held beneath a dual pitched tile covered roof. There is an attached workshop unit at the rear of steel portal frame construction held beneath a dual pitched asbestos sheet roof.

There is an enclosed yard at the rear providing secure storage / vehicle parking.

The property has been extensively refurbished over recent years to provide two independent letting units. Refurbishment include:-

- New LED lighting
- Data Trunking
- New gas central heating systems

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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

TENURE

Freehold

ACCOMMODATION

Ground Floor Unit

Offices	<u>124.72sq.m.</u>	<u>1,342sq.ft.</u>
Warehouse	<u>135.4sq.m.</u>	<u>1,457sq.ft.</u>
Gross Internal Area	<u>260.12sq.m.</u>	<u>2,799sq.ft.</u>

First Floor Unit

Ground Floor Reception	16.76sq.m.	180sq.ft.
First Floor	59.49sq.m.	640sq.ft.
Net Internal Area	76.25sq.m.	820sq.ft.

TENANCY SCHEDULE

Unit	Tenant	Terms	Comm.	Break	Exp.	Rent	EPC
GF	Terrence Walls T/A TWS Services	FR&I	01/03/24	01/03/27	29/02/29	£14,400	TBC
FF	Funky Fidgets Shop Ltd.	FR&I	01/03/24	01/03/27	29/02/29	£6,600	TBC
TOT						£21,000	

A purchase at the Asking Price demonstrates a net initial yield of 9.32% after assuming standard purchaser's costs at 2.43%

RATEABLE VALUE

TBC. Interested parties should qualify the incidence of business rates with the Local Rating Authority.

VAT

VAT is applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS