

FOR SALE:- Offers in the Region of £475,000

George Dent Nursery, Elms Road, Darlington, Co. Durham, DL3 9PY

Secure Nursery Investment on Substantial Plot

Significantly Under-Rented – Rental Reversion Dec. 2027

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SITUATION/LOCATION

The property occupies a large corner plot between Elms Road and Woodland Road on the periphery of Darlington town centre within the desirable "West End" of the town. The property falls partly within the West End Conservation Area and the immediate vicinity is a densely populated residential neighbourhood incorporating local amenities including Darlington Memorial Hospital, Holy Trinity Church and a number of professional services on Woodland Road. All town centre amenities are within convenient walking distance and there are a number of public / on street car parking facilities available close by. Woodland Road links swiftly with the town centre inner ring road in turn providing access to the A167 and A66 within a short driving distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham

DESCRIPTION

Unique investment property let to Darlington Borough Council T/A George Dent Nursery.

The property comprises a substantial detached nursery premises of traditional brick construction held under a multi-pitched slate tile covered roof. The principal accommodation is held over ground and first floor comprising a number of classrooms/ breakout areas with ancillary offices, stores and staff accommodation. There is a large conservatory on the southern elevation and a covered patio at first floor level.

Externally there are mature established grounds at the front extending to Woodland Road. These comprise areas laid to lawn, woodland and various play areas. There is a detached garage.

Additionally there is a garden area at the rear of the property together with a car parking area accessed via gates from Elms Road.

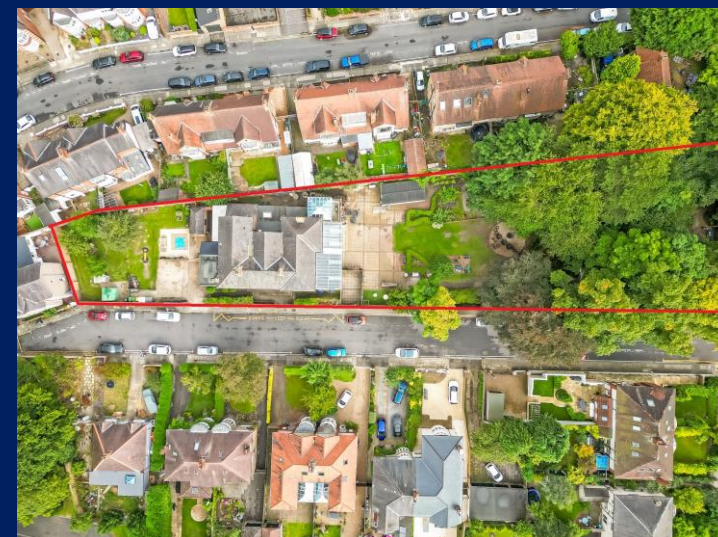
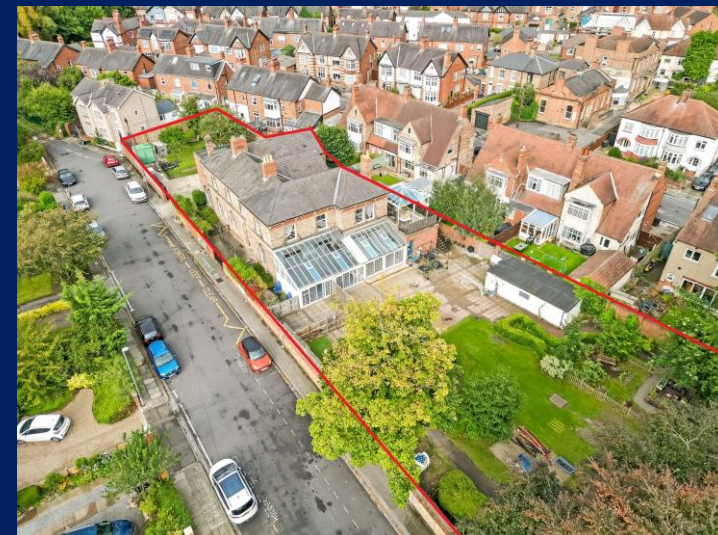
ACCOMMODATION

| | | |
|-----------------------------|-------------|-------------|
| Ground Floor | 260.24sq.m. | 2,801sq.ft. |
| First Floor | 145.21sq.m. | 1,563sq.ft. |
| Net Internal Area Approx | 405.45sq.m. | 4,364sq.ft. |

Total Site Area Approx:- 0.82 Acres

TENURE

Freehold – sold subject to existing occupational lease



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

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LEASE TERMS

| | |
|--------------------|---|
| Tenant: | Darlington Borough Council |
| Term: | 5 years from 25 th December 2022 (expires 24 th December 2027) |
| Rent: | £17,500pax |
| Repairs: | Full repairing and insuring |
| L&TA54: | The lease is protected by the renewal and compensation provisions of S.24-28 Landlord and Tenant Act 1954. The tenant has security of tenure and the right to renew the lease on market terms. |

INVESTMENT CONSIDERATIONS

- Secure tenant covenant provided by Darlington Borough Council
- Long established Nursery (in excess of 25 years)
- Low rent passing and significant rental uplift expected on renewal
- Substantial plot in prime West End location
- Significant development potential subject to required consents (and possession)

RATEABLE VALUE

£21,000

VAT

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

VIEWING

Strictly by appointment only through the Agents.

Under no circumstances should interested parties contact the Nursery directly.

EPC

E-118



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