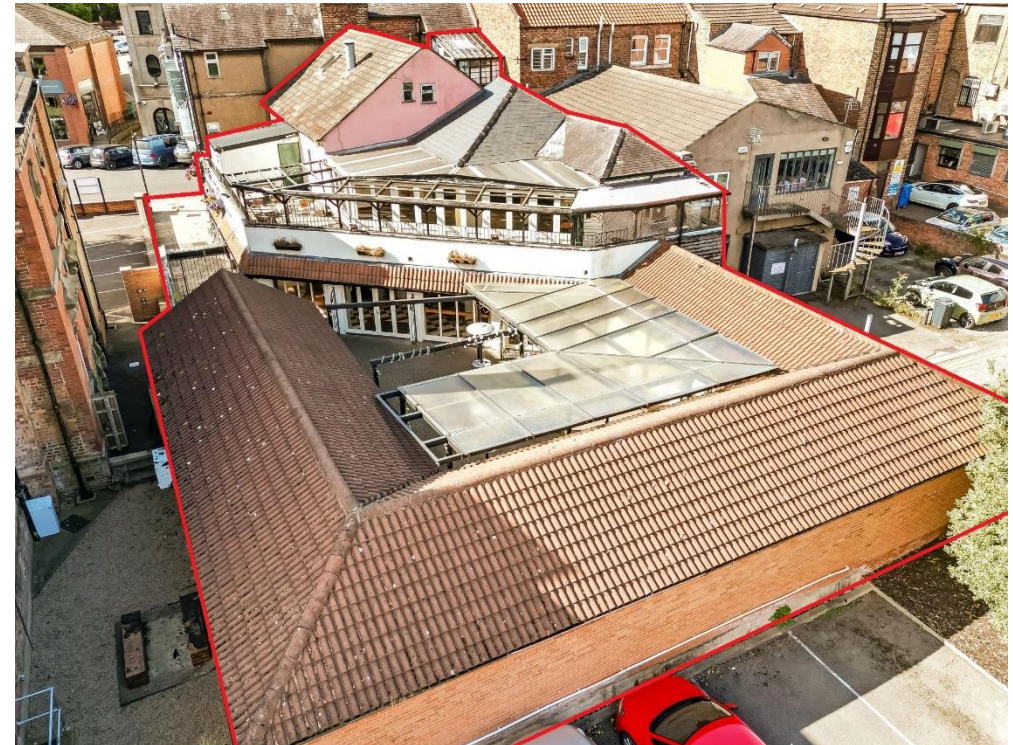


FOR SALE:- Offers in the Region of £425,000

**Wellington Court Mews, 51 Grange Road,
Darlington, Co. Durham, DL1 5PD**

Mixed Leisure / Investment Opportunity – Town Centre / Imperial Quarter

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

Grange Road is situated within the desirable Imperial Quarter of Darlington town centre. The Imperial Quarter is the town's boutique retail, leisure and professional quarter incorporating a diverse variety of established businesses including cafes/eateries, bars/restaurants, retailers and a range of professional services. Established occupiers in the vicinity include Geoffrey Gillow, Thomas Watson Auctioneers, The Imperial Express Café and Manjaros among others. All town centre amenities are within walking distance and there are a number of public car parking facilities available close by including short stay parking available on Grange Road and Beaumont Street multi-storey car park within a short walking distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Mixed leisure / investment opportunity comprising a large former bar premises, established shop and stores.

3-8 Wellington Court Mews - Bar (Formerly "The Grange")

The bar is held over three storeys being of traditional construction held under a series of multi pitched clay pan tile covered roofs

The ground floor comprises a large open plan sales area with two annex bars and a large external terrace with gas patio heaters. There are male and female wcs.

There is a large sales area held over the first floor with kitchen, staff and storage facilities. There is a covered external seating terrace with canopy held over a section of flat roof.

The second floor comprises ancillary staff accommodation incorporating an office, breakout and bathroom.

Ground Floor	139.65sq.m.	1,503sq.ft.
First Floor	102.51sq.m.	1,103q.ft.
Second Floor	32.18sq.m.	346sq.ft.
Net Internal Area	274.34sq.m.	2,952sq.ft.

1-2 Wellington Court Mews - Vincent Owen Hairdressing

The shop is two storey incorporating glazed window frontage at ground floor level.

The ground floor comprises an open plan and versatile sales area (split level) with rear kitchen. There are a number of offices and stores held over the first floor. There is a single storey garage that forms part of the demise (not inspected)

Ground Floor	54.95sq.m.	591sq.ft.
First Floor	55.18sq.m.	594q.ft.
Net Internal Area	110.13sq.m.	1,185sq.ft.

Stores

The stores are held over the second floor comprising a single room extending to 357sq.ft.

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.

PREMISES LICENCE

3-8 Wellington Court Mews has a licence for the sale of alcohol for consumption on the premises until 3am every day. This Licence will be assigned to the purchaser on sale. Further information is available via the Agent.

TENANCY SCHEDULE

3-8 Wellington Court Mews (Bar)

Vacant

1-2 Wellington Court Mews (Shop)

Tenant: I.V. Scott and O. Parkinson

Term: 10 years from 1st December 2016
(Expires 30th November 2026)

Rent: £8,750pax

Repairs: Full repairing and insuring

(*Tenant in occupation since around 1992)

(Outstanding RR Dec 21 providing a minimum uplift to £9,000pa)

Stores

Occupied by way of a historic licence

Licensee:- W.G. Gillow

Licence Fee: £375pax

RATEABLE VALUE

Bar: £12,500

Shop: £7,500

Stores: TBC

VAT

VAT is applicable to the purchase price

VIEWING

Strictly by appointment only through agents.

EPC

Bar: C-52

Shop: D-79

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. 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.

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. 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.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS