

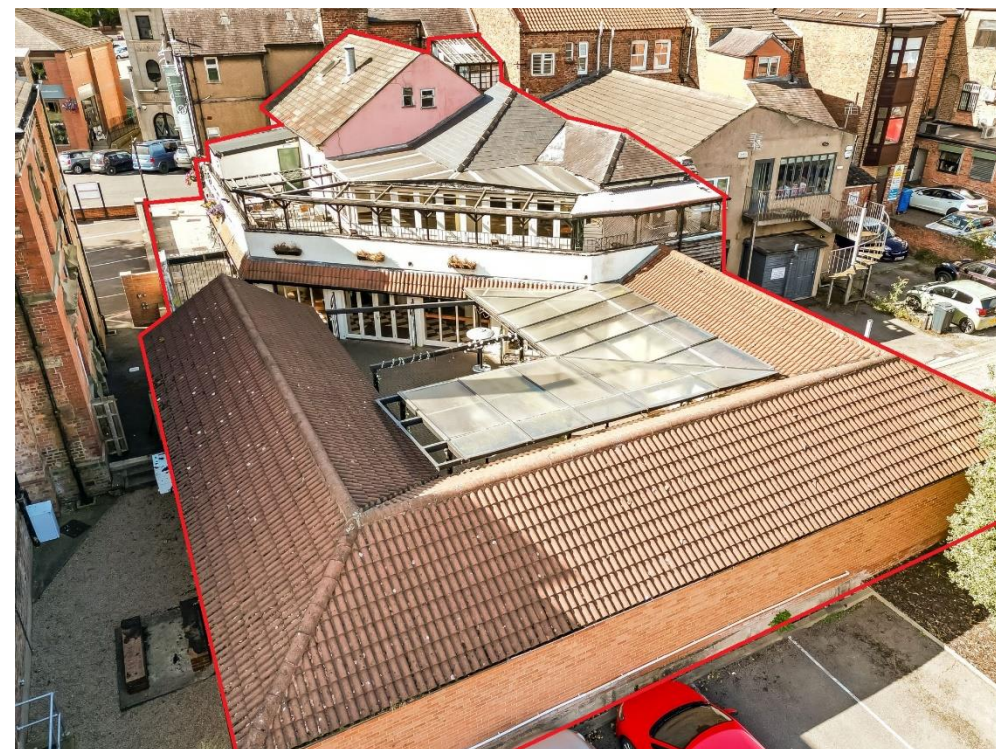
FOR SALE:- Via Auction 26th March 2025 - www.bidx1.com

Guide Price: £300,000 - £325,000

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

Mixed Leisure / Investment Opportunity – Town Centre / Imperial Quarter

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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.	1,103sq.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.	594sq.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
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Telephone: 01325 466945

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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 via joint auctioneers.

Chris Farlow – 01325 466945
chrisf@carvergroup.co.uk

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Simon.bailey@bidx1.com

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BidX1

EPC

Bar: C-52 Shop: D-79

LEGAL PACK

The legal pack can be accessed via www.bidx1.com

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TERMS AND CONDITIONS

Buyers are strongly advised to read these terms and conditions, and check the Special Conditions and any applicable Addendum, prior to bidding on a Lot. Additional costs, charges and encumbrances may apply for Buyers once they have made a successful bid in relation to a property.

1. The reserve price is the minimum price at which the property can be sold at auction.
2. Where a guide price (or range of prices) is given, that guide is the minimum price at which, or range of prices within which, the seller may be prepared to sell on the date on which the guide price, or range of prices, is published. The sale price, whether prior to or at the auction, can be above or below the guide price depending upon market activity. BidX1 and the seller accept no responsibility for any losses, costs or damages incurred by a buyer as a result of relying on any guide price. The buyer must decide how much they should bid for any Lot. All guide prices are quoted subject to contract. Guide prices given by BidX1 or the seller cannot be accepted by the buyer as being a professional valuation for any purpose in accordance with the requirements or guidance notes of relevant professional bodies or other authorities.
3. Both the guide price and the reserve price may be subject to change up to and including the day of the auction. Whilst every effort is made to ensure that these guides are not misleading, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price (as the seller may fix the final reserve price just before bidding commences).
4. The guide price for the Lot does not include the buyer's fee of £1,295 (inclusive of VAT) for all properties up to £49,999, and £2,400 (inclusive of VAT) for all properties £50,000 and above charged by BidX1. In the case of a joint agent this buyer's fee will be £2,700 (inclusive of VAT). In addition, the guide price does not include VAT on the sale price, or any additional costs, charges or encumbrances that might apply to some Lots and/or some buyers. The Special Conditions of Sale of the seller, and any applicable Addendum, will state if there are other costs, charges or encumbrances and whether the seller has elected to charge VAT on the sale price.
5. To participate in the sale BidX1 must hold a minimum amount from all bidders. This participation amount and buyer's fee is fully refundable in the event that you are not the successful purchaser. For example, a participation fee of £4,795 comprises £3,500 relating to your bidder security (partial deposit payment) and a buyer's fee payable directly to BidX1. A higher participation amount may be payable depending on the reserve price of the Lot.
6. Please note that Lots may be sold or withdrawn prior to auction.
7. All Lots sold "Subject to Vendor Confirmation" will be subject to acceptance and confirmation by the Vendor. The highest bid will be presented to the Vendor, the Vendor will have to either accept, decline or make a counteroffer, within the confirmation period. Should the Vendor decide to make a counteroffer, then a private link will be sent to the Highest Bidder advising of the offer the Vendor is willing to accept. The Highest Bidder will be obliged to accept or reject the Vendor's counteroffer. The Vendor reserves the ultimate right, apart from the auctioneer, to accept and to decline to sell to the highest or any bidder, without giving any reasons.
8. No information, statement, description, quantity or measurement contained in any sales particulars or given orally or contained in any webpage, brochure, catalogue, email, letter, report, docket or hand out issued by or on behalf of BidX1 or the seller in respect of the property shall constitute a representation or a condition or a warranty on behalf of BidX1 or the seller. Any information, statement, description, quantity or measurement so given or contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of BidX1 or the seller are for illustration purposes only and are not to be taken as matters of fact. Any mistake, omission, inaccuracy or mis-description given orally or contained in any sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of BidX1 or the seller shall not give rise to any right of action, claim, entitlement or compensation against BidX1 or the seller. All bidders must satisfy themselves by carrying out their own independent due diligence, inspections or otherwise as to the correctness of any and all of the information, statements, descriptions, quantity or measurements contained in any such sales particulars, webpage, brochure, catalogue, email, letter, report or hand out issued by or on behalf of BidX1 or the seller.

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