

FOR SALE:- Offers in the Region of £99,950

**30 Yarm Road, Darlington, Co. Durham,
DL1 1XQ**

Mixed Investment Property – Shop and Flat

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The property fronts Yarm Road on its corner with Florence Street approximately 0.5 miles east of Darlington town centre and adjacent to Darlington mainline railway station. Yarm Road is an arterial route to the town centre from the A66 and the immediate vicinity is a densely populated mixed neighbourhood incorporating a diverse variety of established businesses including shops, offices and bars/ eateries. The location links swiftly with the A167 in turn linking with the A1(M) 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

Two storey corner premises comprising ground floor shop and first floor flat.

The property is of traditional brick construction held under a hip pitched slate tile covered roof with flat section to rear.

The ground floor shop incorporates glazed window frontage comprising an open plan and versatile sales area with kitchen/ store and wc. The shop is heated by way of a gas fired central heating system.

The flat is accessed from Florence Street comprising one bedroom, lounge, kitchen and bathroom.

The property is in a basic state of repair generally and requires refurbishment/ modernisation.

TENURE

Freehold

ACCOMMODATION

Shop:-

| | | |
|--------------------|------------|-------------|
| Sales: | 38.81sq.m. | (418sq.ft.) |
| Kitchen/ Store: | 9.12sq.m. | (98sq.ft.) |
| Net Internal Area: | 47.93sq.m. | (516sq.ft.) |

Flat:-

| | | |
|----------------------|------------|-------------|
| Gross Internal Area: | 59.91sq.m. | (645sq.ft.) |
|----------------------|------------|-------------|

BUSINESS RATES/ COUNCIL TAX

| | |
|--------|--------|
| Shop:- | £4,200 |
| Flat:- | Band A |

The shop falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

EPC

| | |
|-------|------|
| Shop: | D-81 |
| Flat: | D-55 |

VAT

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

VIEWING

Strictly by appointment only through agents.



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