

FOR SALE – Offers in the Region of £210,000

**4-6 Horsemarket, Darlington, Co Durham,
DL1 5PW (LONG LEASEHOLD)**

Prime Town Centre Restaurant Investment – 9.3%

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SITUATION/LOCATION

The property fronts Horsemarket at its junction with High Row within the Imperial Quarter of the 'West End' of Darlington town centre. The Imperial Quarter is the town's boutique retail, eating and drinking quarter incorporating a diverse variety of established occupiers including bars, restaurants and niche operators. Among a range of local businesses national operators in the vicinity include House of Fraser, Goldsmiths, Caffé Nero and Boyes. DL1 Leisure Complex lies adjacent incorporating Vue Cinema, Nandos, Tomahawk Steakhouse, Hungry Horse and Premier Inn. All other town centre amenities are within convenient walking distance. There are a number of public car parking facilities closeby including Beaumont St Multi Storey Car Park to the rear. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle benefitting from swift links across the region via the A66 and A1(M).

DESCRIPTION

Ground floor restaurant premises comprising an open plan and versatile sales area (held over split level) providing approximately 60 covers, bar, kitchen and ancillary stores. There are male, female and disabled wc facilities.

(Agents Note: The occupier is currently fitting out and the internal layout is subject to change. Internal photography will be provided on completion of the refurbishment works- March 2025)

TENURE

Long Leasehold. The property is held by way of a lease dated 19th August 2015 for a term of 999 years (expires 18 August 3014) at a peppercorn rent.

ACCOMMODATION

Sales and Kitchen	160.67sq.m.	1,729sq.ft.
Anc.	97.02sq.m.	1,045sq.ft.
Net Internal Area	257.69sq.m.	2,744sq.ft.

LEASE TERMS

Tenant	Eco Food Group Ltd.
Guarantor	V. Pedchenko
Term	3 years from 22 Jan 2025 (expires 22 Jan 2028)
Mutual Break	22 nd Jan 2026 22 nd Jan 2027
Use	Pizza Restaurant
Rent	£20,000pax plus service charge (costs paid by LL under superior lease)
Repairs	Full repairing and insuring
L&TA54	Excluded

INVESTMENT ANALYSIS

A purchase at the asking price demonstrates a net initial yield of 9.3% after assuming standard purchaser's costs at 2.37%

RATEABLE VALUE

£39,750

VAT

VAT is applicable to the purchase price

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-79

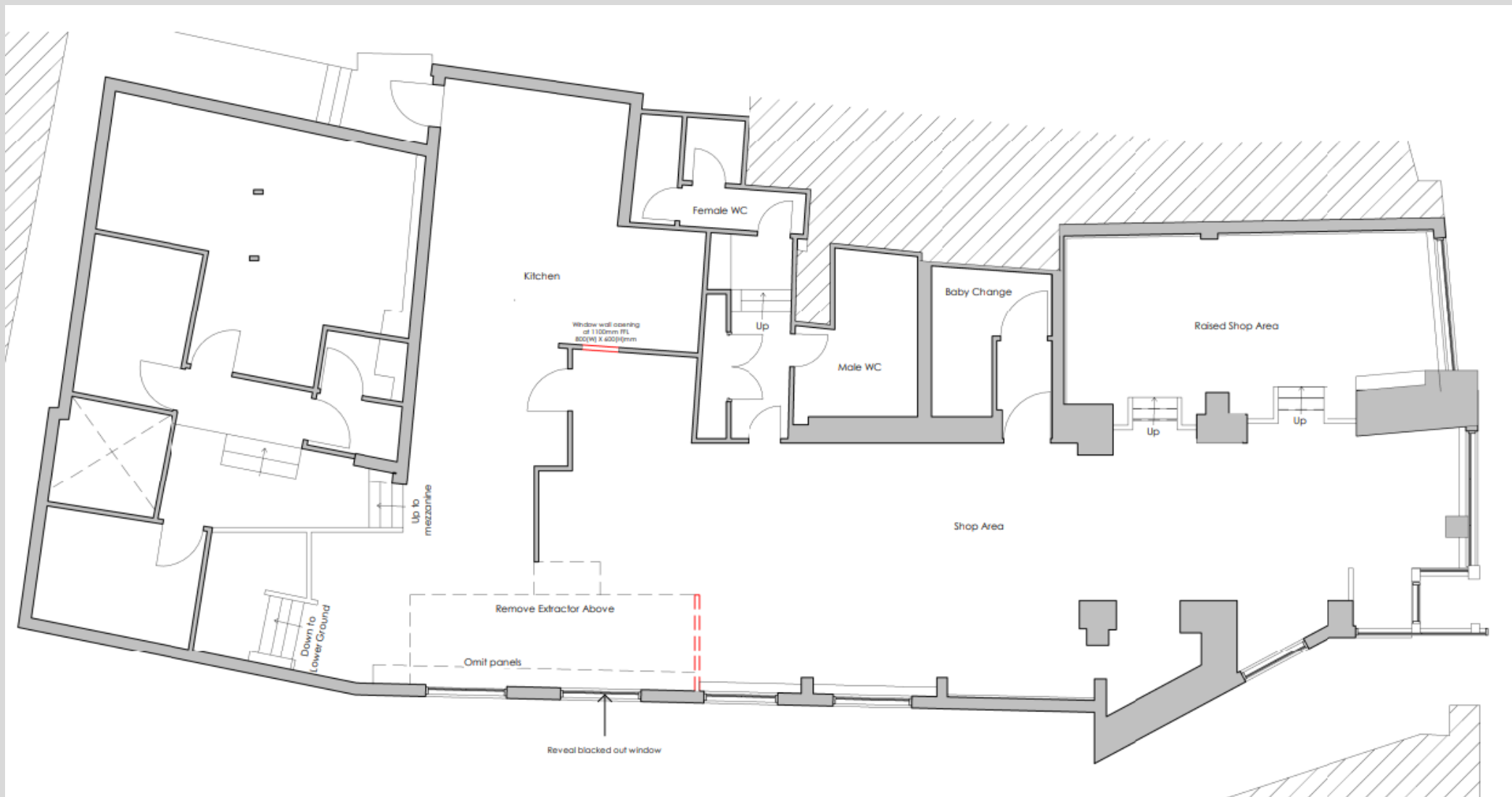
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FLOOR PLAN

(Agents Note: Subject to change following occupier fit out)



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