FOR SALE – Offers in the Region of £55,000

18 Whessoe Road, Darlington, Co. Durham, DL3 0QP

Versatile Commercial Premises – 590sq.ft
(Long Leasehold)

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RICS

SITUATION/LOCATION

The property occupies a terrace of similar units fronting Whessoe Road adjacent to Meynell Road/ North Road retail park approximately 1 mile north of Darlington town centre. Notable occupiers in the vicinity include Morrisons Food and Fuel Store, B&M, McDonalds and Electric Centre amongst a diverse variety of other established businesses. The location links swiftly with North Road (A167) and Haughton Road (B6279T) in turn linking with the A66 and 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.

PREMISES

Two storey brick-built commercial premises held under a dual pitched slate tile covered roof.

The ground floor comprises two versatile rooms with two additional rooms and a WC on the first floor.

Externally there is parking at the rear.

The property has recently undergone significant refurbishment and may suit a variety of different business uses subject to the purchaser obtaining any necessary statutory/ planning consents.

TENURE

Long Leasehold

The property is held by way of a lease dated 21st October 2020. The lease is granted for 999 years from 1st January 2020.

Rent: £1,000per annum.

ACCOMMODATION

Ground Floor	29.85sq.m.	320sq.ft.
First Floor	25.07sq.m.	270sq.ft.
Net Internal Area	54.92sq.m.	590sq.ft.

RATEABLE VALUE

To be re-assessed

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

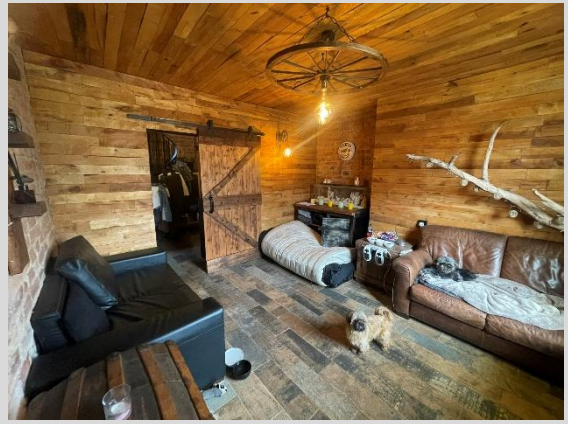
VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSEET RATING

E-111







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