

FOR SALE – Offers In the Region of £135,000

12 High Northgate, Darlington, DL1 1UN

Mixed Use Commercial Premises – Licensed Takeaway Premises and flat (Vacant Possession)

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SITUATION/LOCATION

The property fronts High Northgate (A167) on the periphery of Darlington town centre within the Northgate conservation area. The vicinity is a mixed neighbourhood incorporating a diverse variety of occupiers including Enterprise, JD Gym and BP Filling Station amongst a variety of independent local businesses. Northgate provides an arterial route to the town centre from the A1(M) and the location links swiftly with the A66 from Haughton Road. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Two storey mixed use premises comprising former takeaway premises (with license) and flat.

The property is of traditional brick construction held under pitched slate roof incorporating glazed window frontage to High Northgate.

The ground floor is a former takeaway comprising open plan sales area with kitchen, prep and outhouse wc.

The flat is accessed from the rear comprising large open plan kitchen/ diner with one bedroom with en-suite. The flat has undergone a comprehensive refurbishment by our client in 2020 and is in very good condition incorporating UPVC double glazed window units and heated by way of modern electric panel heaters.

TENURE

Freehold

ACCOMMODATION

Ground Floor	44sq.m.	483.19sq.ft.
First Floor	36sq.m.	390.94sq.ft.
Net Internal Area	80sq.m.	874.13sq.ft.

RATEABLE VALUE/ COUNCIL TAX

Shop: £3,850

Flat: Band A

The shop falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rate. Interested parties are advised to take up further enquiries with the Local Authority.

VAT

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

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed



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