

**Taylor Wood**  
Hair Spa

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**Taylor Wood**  
Hair Spa  
by Clare

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Northumberland Street Darlington, DL3 7HJ

15 Northumberland Street, Darlington, DL3 7HJ

## Offers In Excess Of £155,000

A great investment opportunity to purchase this commercial space with tenants in situ located on Northumberland Street, Darlington. The ground floor retail space is utilised by the current tenants as a salon, achieving £750pcm presently. The first floor offices are currently tenanted on a separate lease at £400pcm. Both leases have recently been renewed for a 5 year term with a 3 year break clause. The property is currently boasting a gross annual yield of £13,800.

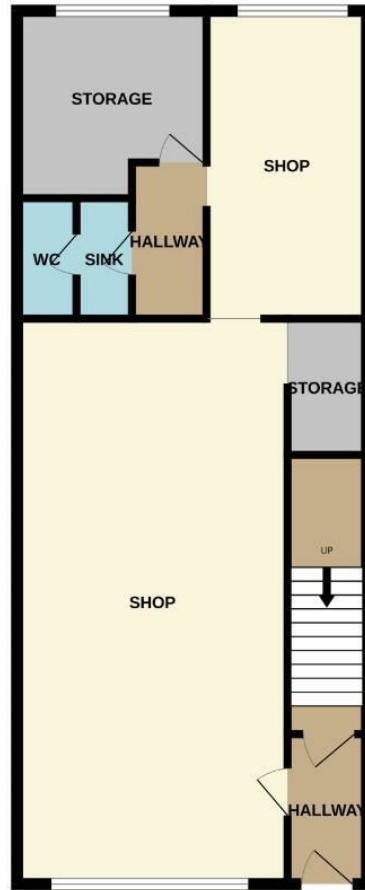
Situated just a short distance from Darlington Town centre, this property is in an ideal purchase for investors. There are great travel links which allows for easy access to further amenities which include shops, restaurants, healthcare and recreational facilities. Darlington's train station also provides access to other local towns as well as further afield to places such as London, Newcastle and York.

In brief, the property comprises; an entrance hall leading to the salon space, storage rooms and cloakroom to the ground floor. The first floor consists of the four office spaces and cloakroom.

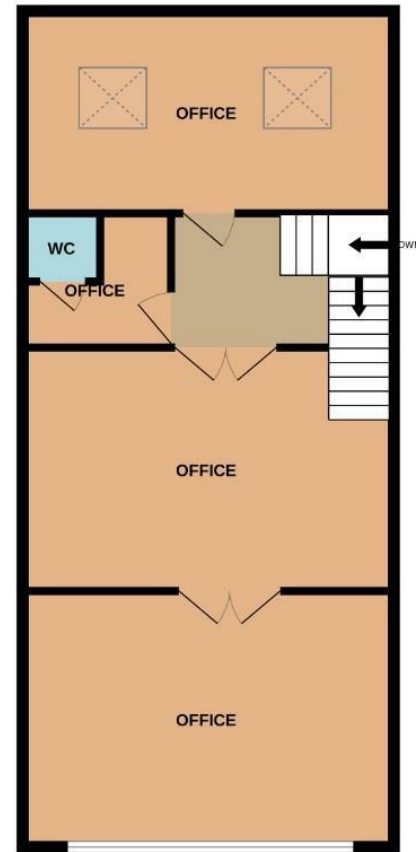
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GROUND FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 1459 sq.ft. (135.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		





