LOT 8

GUIDE PRICE: CIRCA*

£38,000

20 Whessoe Road, Darlington, County Durham, DL3 0QP

Description
A rare opportunity to purchase a newly renovated multi use commercial premises on a busy parade in the commercial district of Darlington.

The property is currently let with a two year lease to an established business paying £425 pcm.

Arranged over two floors internally the building has an open plan layout to the ground floor with electric roller shutter to the rear and stairs rising to the first floor, the first floor is split with the kitchen and toilet to the rear, over stairs store and large room to the front. There is the added bonus of private parking to the rear for several vehicles.

Location
Situated in the northern fringe of the popular town of Darlington with easy access to the A1(M) north and south the property sits at the heart of the commercial district with large chains such as McDonald's, B & M, plumb centre and Morrisons with a stones throw.

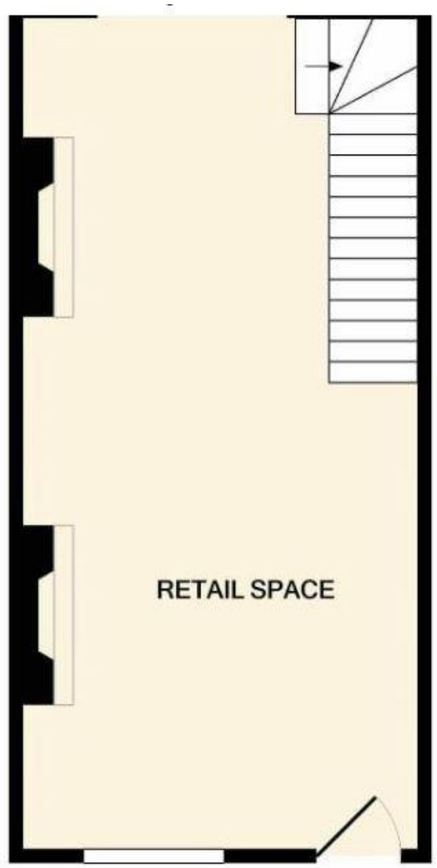
Tenure
Leasehold – 999 year lease from 2020, subject to the existing tenancy.

Services
The property is double glazed and heated with electric storage heaters. Mains drains and water are connected.

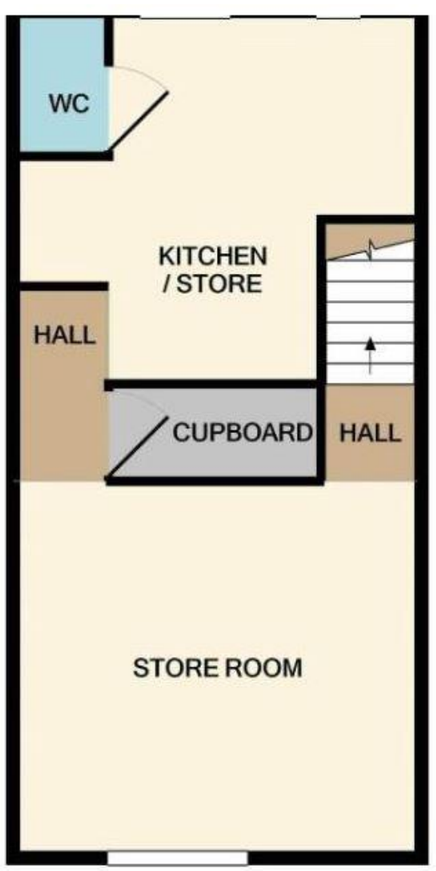
Energy Performance Certificate
Grade E.

Solicitors
Holden Smith Law Limited, 329 Wakefield Road, Denby Dale, HD8 8RX. Tel: 01484 556677 FAO: Danielle Abbott.

*See general conditions of sale for further information relating to the definition of Guide Price, Reserve Price and Additional Non Optional Fees and Costs.



GROUND FLOOR



1ST FLOOR