

FOR SALE:- Offers in Excess of £450,000

**2-6 Duke Street, Darlington, Co. Durham,
DL3 7AB**

Unique Investment / Development Opportunity (Part Occupied)

Prime Duke Street Location. Total Gross Internal Area Approx 9,234sq.ft.

CARVER

COMMERCIAL

CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



www.carvercommercial.com



SITUATION/LOCATION

The property fronts Duke Street in the heart of Darlington's professional district. Established occupiers in the immediate vicinity include Affleck and Moffatt, Cooper and Leatherbarrow, Carver Group and Watson Woodhouse amongst a diverse variety of other businesses including shops, professional services, bars, restaurants and eateries. All town centre amenities are within walking distance and the location benefits from swift access to the town centre inner ring road in turn providing access across the region via the A66 and A(1M). Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

The property comprises three inter-connecting office / shop units forming the end of a terrace of similar buildings. The property is of traditional brick construction held under multi-pitched and tile covered roofs with flat felt covered sections to rear.

There are two open plan shop units on the ground floor with glazed window frontage to Duke Street. The remaining accommodation comprises traditional offices of both a cellular and open-plan nature and there are kitchen facilities, wcs and ancillary storage.

The property is heated by way of a gas fired central heating system and there are two car parking spaces to the rear.

DEVELOPMENT POTENTIAL

The property may suit a variety of re-development opportunities subject to obtaining any necessary planning / statutory / local authority consents.

TENURE

Freehold

ACCOMMODATION

2-6 Duke Street (Former Close Thornton Offices)

	Net Internal Area	Gross Internal Area
Lower Ground Floor	900sq.ft.	1,098sq.ft.
Ground Floor	1,824sq.ft.	2,357sq.ft.
First Floor	2,266sq.ft.	3,046sq.ft.
Second Floor	910sq.ft.	1,248sq.ft.
Attic Space	301sq.ft.	344sq.ft.
Total:	6,201sq.ft.	8,093sq.ft.

6 Duke Street (JW Wood)

	Net Internal Area	Gross Internal Area
Lower Ground Floor	231sq.ft.	301sq.ft.
Ground Floor	761sq.ft.	840sq.ft.
Total:	992sq.ft.	1,141sq.ft.

2 Car Parking Spaces to Rear.

FLOOR PLANS

A comprehensive set of Floor Plans are available via request from the Agent.

TENANCY SHCHEDULE

2-6 Duke Street

Vacant

6 Duke Street

Tenant: JW Wood (Darlington) Ltd.
Guarantor: JW Wood Ltd.
Term: 15 years commencing 16th July 2010
(Expires 15th July 2025)
Rent: £13,200pax
Rent Review: 3 yearly (upward only to OMR)
Repairs: Internal repairing and insuring
L&TA54: Excluded

RATEABLE VALUE

2-6: £30,250
6: £13,250

VAT

VAT is not applicable to the purchase price.

VIEWING

Strictly by appointment only through agents.

EPC

2-6: D-92
6: D-95

18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

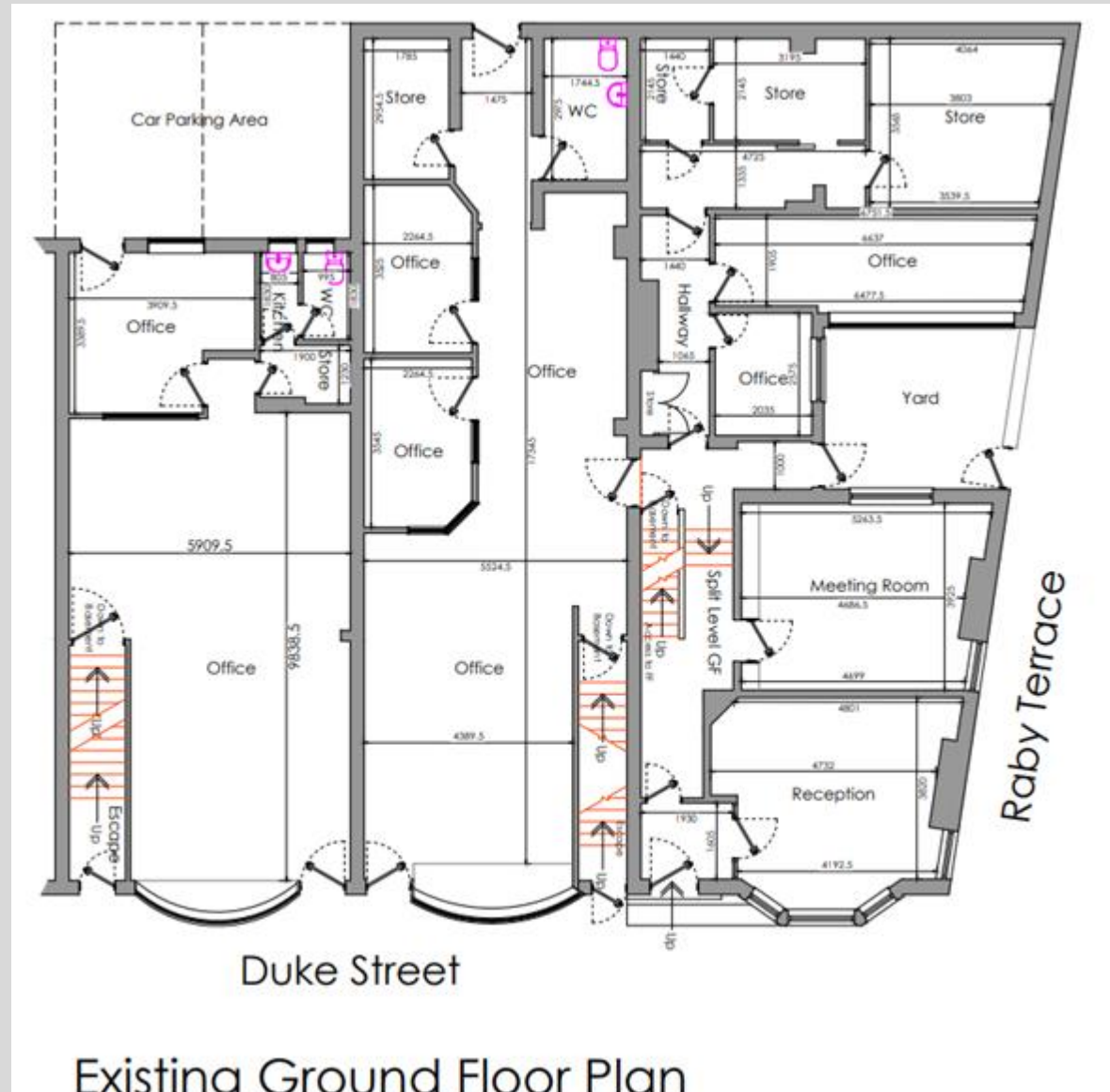
CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



Existing First Floor Plan

18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS