

FOR SALE – Offers in the Region of £195,000

**43-44 Bondgate, Darlington, Co. Durham,
DL3 7JJ**

Versatile Restaurant Premises with Large Residential Apartment

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SITUATION/LOCATION

The property fronts Bondgate, a mixed commercial street on the periphery of Darlington town centre. Occupiers in the vicinity include Halfords Auto Centre, Blacketts Medical Practice and Seaton Leng amongst a diverse variety of local businesses. Bondgate merges with Woodland Road (A68) and the town centre inner ring road and provides swift transport links across the region via the A66 and A1(M). Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Two storey mid-terrace mixed use premises comprising a ground floor restaurant and first floor apartment.

The property is of traditional brick construction held under a multi pitched slate tile covered roof.

Restaurant

The restaurant is held over ground floor and basement comprising an open plan and versatile sales area with kitchen, prep area and wcs. The main sales area is held over a split level with a glazed conservatory/ atrium at the rear.

Apartment

The apartment can be accessed internally via the restaurant or externally via the side passage. The apartment is held over the first floor of the premises comprising 3 en-suite bedrooms, one bedroom (no en-suite), lounge, utility and bathroom.

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

TENURE

Freehold

ACCOMMODATION

Restaurant:-

Sales:	112.24sq.m.	(1,208sq.ft.)
Prep:	11.27sq.m.	(121sq.ft.)
Kitchen:	38.08sq.m.	(410sq.ft.)
Net Internal Area:	161.59sq.m.	(1,739sq.ft.)

Apartment:-

Net internal area:	79.51sq.m.	(856sq.ft.)
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(Agents note: One room of the first floor was not inspected by the Agent and is not included in the above net internal area)

RATEABLE VALUE

The property is recorded in the current rating list from 1st April 2023 at £22,250. Interested parties should qualify the incidence of business rates with the Local Rating Authority.

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.

EPC

TBC



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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.

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