

**FOR SALE:- Offers in the Region of £115,000**

**31 Salisbury Terrace, Darlington, DL3 6NU**

**Mixed Investment Property – Shop and Flat – Part Occupied - £5,940pax**

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## SITUATION/LOCATION

The property fronts Salisbury Terrace on its corner with Corporation Road approximately 0.5 miles from Darlington town centre. Salisbury Terrace is a predominantly residential street with commercial amenities in the vicinity including Sainsbury's local, Ladbrokes and a number of other independent establishes businesses. The location lies adjacent to North Road (A167) in turn linking with the A1(M) and A66 within a short driving distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Two storey mixed investment property comprising shop and flat.

The property is of traditional brick construction held under a hip pitched slate tile covered roof. The ground floor shop incorporates return window frontage to Salisbury Terrace and Corporation Road comprising an open plan and versatile sales area with kitchen and rear treatment room/store and wc. The shop benefits from an electric heating and air conditioning system.

The flat is accessed from Salisbury Terrace comprising one bedroom, lounge, kitchen and bathroom.

There is a rear yard with shed and bin store.

**The ground floor is in exemplary condition and would provide an immediate turn-key opportunity for a similar business but may also suit a variety of alternative business uses subject to any necessary consents.**

**The existing fit out, equipment and F&F is available via negotiation with our client. A full inventory is available via request from the agent.**

## TENURE

Freehold

## ACCOMMODATION

### Shop:-

Net Internal Area: 43.33sq.m. (460sq.ft.)

**(TO BE SOLD WITH VACANT POSSESSION)**

### Flat:-

Net Internal Area: 32.72sq.m. (352sq.ft.)

**(LET BY WAY OF AST £495PCM / £5,940PA)**

## BUSINESS RATES/ COUNCIL TAX

Shop:- £3,300

Flat:- Band A

The shop falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## EPC

Shop: B- 38

Flat: E- 53

## VAT

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

## VIEWING

Strictly by appointment only through agents.



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

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