

**FOR SALE - £60,000**

**41/41a Bondgate  
Darlington, DL3 7JJ**

**Ground floor shop and first floor flat**

**CARVER**

COMMERCIAL

CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property is situated on a terrace of mixed commercial properties on a busy arterial road on the periphery of Darlington town centre. The area is a popular destination for a variety of businesses including retailers, restaurants/eateries and professional services. The location provides swift access to the inner ring road in turn providing convenient easy access to the A66 into the surround Tees Valley. Public car parking and on street parking is available in the vicinity.

## PREMISES

Two storey brick built mid terrace property comprising ground floor retail unit and first floor one bedroom apartment. The shop was last occupied by a nail bar and may suit a variety of business uses subject to any necessary statutory consents. The flat is separately accessed comprising lounge/diner, bedroom, bathroom and kitchen and would benefit from general refurbishment. There is a shared yard at the rear.

## 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.

## ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor Retail Unit		
Sales	24.4sq.m.	262.54sq.ft.
Rear Sales	13.73sq.m.	147.73sq.ft.
Store/Kitchen	5.8sq.m.	62.4sq.ft.
<b>Net Internal Area</b>	<b>43.93sq.m.</b>	<b>472.67sq.ft.</b>
First Floor Flat		
Lounge/Reception	8.33sq.m	89.63sq.ft.
Bedroom	9.06sq.m.	97.49sq.ft.
Kitchen	7.99sq.m.	85.97sq.ft.
Bathroom with bath, shower, WC and basin		
<b>Net Internal Area</b>	<b>25.38sq.m.</b>	<b>273.09sq.ft.</b>

## TENURE

Freehold

## RATEABLE VALUE/COUNCIL TAX

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-

Ground floor retail unit £2,900

First floor flat – Tax Band A

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE CERTIFICATE

Ground Floor Retail Unit F – 141

First Floor Flat F - 30



**18 St Cuthberts Way, Darlington,  
County Durham, DL1 1GB**  
**Telephone: 01325 466 945**  
**enquiries@carvercommercial.com**

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