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FOR SALE

By the Modern Method of Auction

Great North Property Auction Powered by iam-sold

**Town Centre Retail Premises
22 Post House Wynd, Darlington, DL3 7LP**

**Starting Bid £74,950 plus reservation fee
Net Internal Area 110.04sq.m. (1,184sq.ft.)**



www.carvercommercial.co.uk

SITUATION/LOCATION

The property is situated within a popular pedestrian thoroughfare linking Skinnergate and High Row in the heart of Darlington town centre. Post House Wynd incorporates a wide variety of occupiers including Tony and Guy, Asquiths Jewellers and Tic Watches and all additional town centre amenities are within walking distance. Darlington has seen extensive re-development in the town centre including Feethams Leisure Complex incorporating Vue Cinema, Nandos, Prezzo and Bella Italia restaurants. There is a choice of public car parking facilities available close by.

PREMISES

Mid terraced two storey retail premises with attractive window frontage at ground floor level. The accommodation affords versatile sales accommodation on the ground floor with customer service counter and kitchen/wc. The first floor provides useful sales/storage accessed via staircase from the sales area.

ACCOMMODATION

Ground Floor

Sales 76.7sq.m. (825.3sq.ft.)

Kitchette 3.4sq.m. (36.8sq.ft.)

WC

First Floor

Sales 15.77sq.m. (169.7sq.ft.)

Stores 14.17sq.m. (152.47sq.ft.)

Total NIA 110.04sq.m. (1,184sq.ft.)

TENURE

Freehold

RATEABLE VALUE

The Valuation Office Agency website states the RV from 1st April 2017 is £11,250.

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.

ENERGY PERFORMANCE ASSET RATING

E - 124



AUCTIONEERS COMMENTS

The property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Great North Property Auction powered by iam-sold Ltd or "iam-sold Ltd".

TO VIEW OR MAKE A BID - Contact Carver Commercial or visit www.greatnorthpropertyauction.co.uk

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