

FOR SALE – Price: Offers Over £199,000

**1 Houndgate
Darlington, DL1 5RL**

3 Storey Town Centre Restaurant Premises (with lift)

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SITUATION/LOCATION

The property commands a prominent position within the town centre close to the Imperial Quarter within the Grange Road area and within walking distance of the Feethams Leisure Development incorporating Vue Cinemas and various restaurants including Prezzo, Bella Italia, Nandos. Occupiers in the immediate vicinity include House of Fraser Department Stores, Charles Clinkard Shoe Retailers, Vesuvios Wine Bar and Uno Momento Restaurant. Harveys Late Bar is adjacent.

PREMISES

Substantial three storey property which was completely renovated by our client originally to an exceptionally high standard throughout. The building has the benefit of a lift to the upper floors and the general layout comprises ground and first floor restaurant areas with potential al fresco seating area adjacent to main restaurant area via French doors to side together with versatile second floor accommodation with exposed roof trusses formerly used as storage.

TENURE

Freehold

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:- £17,750

ACCOMMODATION

The accommodation briefly comprises:-

Café/Restaurant Area (incorporating kitchen and prep areas)		
Overall NIA	74.88sq.m.	806sq.ft.
Staff WC		
Gas central heating boiler		
First Floor Restaurant Area	62.13sq.m.	668.75sq.ft.
Unisex WC		
Disabled WC/baby changing unit		
Second Floor Storage (former showroom originally)	62.5sq.m.	672.7sq.ft.
Total NIA	199.5sq.m.	2,147sq.ft.

Outside

French doors lead from the ground floor restaurant area to a covered access with wrought iron gates.

Note – there are two boilers for the property one operates the ground floor and one serves the first and second floors.

VAT

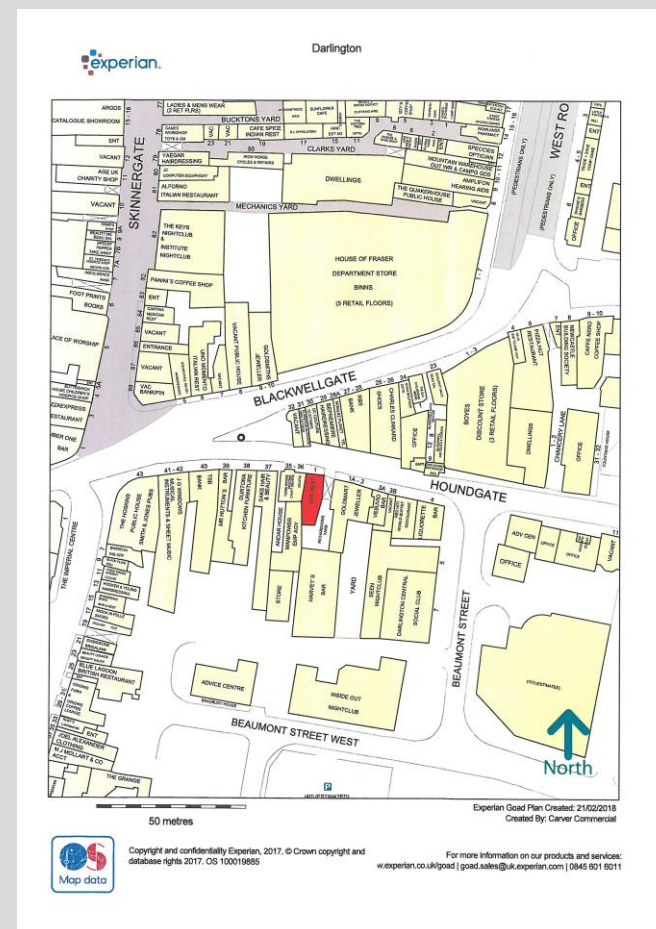
Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C - 61



**For identification purposes only*

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