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**CARVER**  
COMMERCIAL  
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## **Business Sale Leasehold**

### **Established Bakery**

**Mowden Bakery, 92 Fulthorpe Avenue, Darlington,  
DL3 9XT**

**Offers in the Region of £49,500**



## SITUATION/LOCATION

The property is situated on a well established parade of shops in Mowden incorporating occupiers including Co-op, Post Office, Mowden Park Fisheries and Norman Foster Carpet Specialists. Mowden is an affluent neighbourhood within the West End of Darlington approximately 2 miles from the town centre. The area has seen considerable growth over recent years including Bellway's Yiewsley Manor development of 67 executive homes approximately 50m from the property with further development planned.

## PREMISES

Ground floor retail premises with attractive glazed window frontage comprising and open plan and flexible sales area, rear store/prep and wc. The property incorporates a three phase power supply and commercial extraction and delivery access is available at the rear. Car parking is available.

## ACCOMMODATION

The accommodation briefly comprises:-

Sales	60.22sq.m.	(647.97sq.ft.)
Rear Prep	6.1sq.m.	(65.64sq.ft.)
Net Internal Area	66.32sq.m.	(713.6sq.ft.)

## THE BUSINESS

The business has been owned and ran by our client for over 30 years and is well established in the local community for providing a wide range of high quality baked goods including fresh breads, cakes/pastries, pies, sandwiches etc. Our clients also provide a number of delivery services to local businesses and outside catering facilities however this is an area of the business that a motivated operator could further develop.

Accounts are available for seriously interested parties on request.

## TENURE

Leasehold

## LEASE TERMS

The property is held by way of a 5 year lease from July 2014 on effectively full repairing terms. Rent passing £7,750 per annum plus VAT.

## COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in this transaction.

## RATEABLE VALUE

The Valuation Office Agency website lists the Rateable value with effect from 01 April 2017 at £7,900.

The property falls within the threshold for small business relief and eligible occupiers should benefit from full rate relief. Interested occupiers are advised to take up further enquiries with the Local Authority.

## CONFIDENTIALITY

We ask that our client's wishes for complete confidentiality are observed and that all arrangements to view and negotiations are conducted through the agents.

## 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

TBC

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