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## **FOR SALE**

**Freehold**

**Two Town Centre Retail Units (part investment)**

**10 & 12 Post House Wynd, Darlington, DL3 7LU**

**Offers in the Region of £200,000**

**Gross Annual Income £8,500 (one vacant unit)**



## SITUATION/LOCATION

The units are situated in Post House Wynd a popular pedestrian thoroughfare linking Skinnergate with High Row in the heart of Darlington town centre. The location incorporates a variety of established retailers including Virgin Money, Cooplands Bakery, Greggs and Coopers Tea Room among others. All town centre amenities are within walking distance and there are a number of public car parking facilities available in the vicinity.

## PREMISES

Two storey town centre commercial premises of predominantly brick construction under a pitched and tile covered roof. Comprising two retail units with attractive glazed window frontage.

### 10 Post House Wynd

Ground floor shop with first floor stores/ancillary incorporating wc facilities (first floor flies over No.12)

Ground Floor  
68.3sq.m. (738.45sq.ft.)

First Floor  
113.46sq.m. (1,220.77sq.ft.)

### 12 Post House Wynd

Ground floor retail premises comprising sales area, rear stores and wc.

51.87sq.m. (558sq.ft.)

## TENURE

Freehold

## TENANCIES

### 10 Post House Wynd

Vacant

### 12 Post House Wynd

Occupied by way of a 3 year lease on effectively full repairing terms from October 2017. The tenant has an option to break the lease after 18 months.

Tenant - Bury Recruitment

Rent £8,500

## RATEABLE VALUE

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

10 Post House Wynd £14,000

12 Post House Wynd £12,000

## 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

10 Post House Wynd D - 88

12 Post House Wynd D - 89



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