

FOR SALE – Offers in the Region of £125,000

9 Dudley Road

Darlington, Co Durham, DL1 4GG

Attached Workshop with Forecourt Parking

CARVER
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SITUATION/LOCATION

The property is situated off Lingfield Way within Yarm Road Business Park lying approximately 2 miles east of Darlington town centre. The Business Park is Darlington's principle Industrial Estate and incorporates a wide variety of established occupiers including Morrisons Food and Fuel Store, B&Q, Jewsons, Darlington Building Society and Npower all in close proximity to the property. The location affords swift transport links across the region being approximately 0.5 miles from the A66 at Morton Park roundabout.

PREMISES

End terrace warehouse facility of predominantly block construction with brick outer skin and steel frame with corrugated plastic coated metal sheet roofing. The property incorporates a three phase power supply with vehicular access by way of steel roller shutters. Internally there are partition offices together with a mezzanine storage level and externally there is forecourt parking for approximately 4 cars at the front.

TENURE

Freehold

ACCOMMODATION

The accommodation briefly comprises:-

Warehouse	1,085sq.ft.
Mezzanine	209sq.ft.
Offices	725sq.ft.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:- £8,000.

VAT

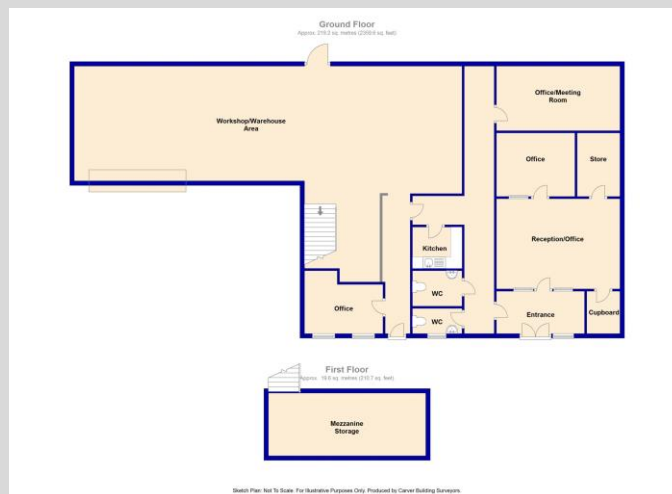
Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E - 101



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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