

**FOR SALE – Guide Price £120,000**

# **Former H and R Motors, Four Riggs Darlington, DL3 6LH**

**Warehouse/Workshop Buildings**

**Potential Re-development Opportunity (subject to local authority consent)**

**CARVER**  
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## SITUATION/LOCATION

The property is situated on the fringe of Darlington town centre close to the junction with Four Riggs and Bondgate and close to Bondgate roundabout providing a swift road link to the town centre inner ring road. Blacketts Medical Practice Car Park lies adjacent to the site and other occupiers in the vicinity include the Majestic Theatre and HC-1 office block Southgate House in nearby Archer Street.

## THE SITE

The site was historically occupied by CM Varley Animal Feed Suppliers when the main warehouse bays were constructed in the late 19<sup>th</sup> Century. There are presently three bays, two of which have been redundant for many years and one bay which has been in occupation for approximately 25 years as a motor vehicle repair and spraying workshop. The tenant is vacating this unit owing to retirement January 2019. The site is bound by brick walls and incorporates concrete surfaced car parking. To the front of the site is a detached single storey brick built office/storage building under concrete flat roof which was built during 20<sup>th</sup> Century and has been redundant for a number of years. The total site area is approximately 0.44 acre (measured using Promap Mapping Services).

## TENURE

Freehold

## ACCOMMODATION

The buildings are presently sub-divided as follows:-

Garage/Workshop GIA 414.7sq.m. (4,462sq.ft.)

Two Former Warehouse Buildings  
GIA 590sq.m. (6,349sq.ft.)

Detached Office/Store 125.4sq.m. (1,349sq.ft.)

Total GIA 1,130sq.m. (12,160sq.ft.)

Total Site Area Approx. 0.44 acres

## RATEABLE VALUE

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

Workshop £8,000

Store/office £3,050

## 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

In progress.



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