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**FOR SALE**

**By the Modern Method of Auction**

**Great North Property Auction Powered by iam-sold**

**2/4/6 Borough Road, Darlington, Co Durham,  
DL1 1SD**

**Retail Premises with Potential for Alternative  
Uses**



**Starting Bid £45,000 plus reservation fee**

[www.carvercommercial.co.uk](http://www.carvercommercial.co.uk)

## SITUATION/LOCATION

The property is situated on Borough Road close to its junction with Parkgate linking with Yarm Road on the periphery of Darlington town centre. The immediate vicinity incorporates a wide range of commercial occupiers with Darlington Civic Theatre being directly opposite and having recently undergone a multi million pound refurbishment. Feethams Leisure Complex is approximately 250m distant incorporating national operators including Nandos, Premier Inn, Bella Italia and Hungry Horse. All other town centre amenities are within walking distance. Darlington lies approximately 14 miles west of Middlesbrough and 20 miles south of Durham being easily accessed via the A66 and A1M respectively.

## PREMISES

Single storey attached former butchers premises of predominantly traditional brick construction under a dual pitched and slate tile covered roof. Internally the accommodation is arranged to provide a flexible sales area with storage, wc and enclosed rear yard. We are advised by our client that the property was previously sub divided to provide one letting unit in addition to the butchers shop. In our opinion the property is capable of further sub-division to provide up to three letting units subject to any necessary consents.

## ACCOMMODATION

The accommodation briefly comprises:-

Net Internal Area      69.5sq.m.      (747.82sq.ft.)

## TENURE

Freehold

## RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-  
£3,650.

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

## VAT

We are advised by our client that VAT is not applicable to the purchase price.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

E -125

## AUCTIONEERS COMMENTS

The property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts and offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Great North Property Auction powered by iam-sold Ltd or "iam-sold Ltd".  
**TO VIEW OR MAKE A BID - Contact Carver Commercial or visit [www.greatnorthpropertyauction.co.uk](http://www.greatnorthpropertyauction.co.uk)**

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