

**FOR SALE – Guide Price £450,000**

**“Alton House” 31 Grange Road**

**Darlington, DL1 5NB**

**Investment/Development/Owner Occupation Opportunity**

**Mixed Use Town Centre Property**

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## SITUATION/LOCATION

The property is situated in an established mixed commercial location within the town centre. Grange Road is within a conservation area and is a niche trading location comprising predominantly a mix of independent retailers, cafes and restaurants. Thomas Watson Auction House are closeby in Northumberland Street. All town centre amenities are within convenient walking distance. House of Fraser Department Store, Northern Goldsmiths and Charles Clinkards shoe retailer are closeby.

## PREMISES

A prominent two storey building with extensive frontage along Grange Road in the heart of this thriving business district. Constructed circa mid 19<sup>th</sup> Century of brick construction of pitched tiled roofs and the property has a covered entrance to Alton House with wide staircase access to first and second floor offices. Adjacent to the entrance on the ground floor is retail/café premises with excellent shop frontage. The offices are divided into a number of rooms with kitchen and WC facilities on both floors incorporating a reception/waiting area. The majority of offices are well appointed incorporating suspended ceilings, dado trunking, sealed unit double glazing and gas fired central heating. The offices also have the benefit of block paved car parking to the rear for minimum six cars accessed via Beaumont Street.

## TENURE

Freehold

## ACCOMMODATION

The accommodation briefly comprises:-

<b>Ground Floor Retail/Café Premises</b>		
Total Net Internal Area	108.47sq.m.	1,167.14sq.ft.
<b>Offices (17)</b>		
Total Net Internal Area	418sq.m.	4,498sq.ft.
With WC and kitchen facilities on each floor.		

## TENANCY INFORMATION

### Ground Floor

Occupied by Origins Home Interiors and Gift Store with a range of unusual pieces including furniture, lamps, mirrors etc interlinked to an attractive café area to compliment the business. The tenant is holding over and has been in occupation approximately 18 years on full repairing and insuring terms. Rent passing £16,500 per annum, excl.

### First/Second Floor Offices

Occupied by Internet Insurance Services (UK) Ltd with effect from 6<sup>th</sup> December 2013 for 5 years on full repairing and insuring lease terms. Rent passing £33,000 per annum, excl.

Surveyors Note – The tenant has given notice of its intention to terminate its lease on 5<sup>th</sup> December 2018 with the request of possible extension to remain in occupation depending upon their relocation plans being satisfied. Please ask Agent for further information.

The Juniper Tree (25 Grange Road) – Is part of the freehold property. This part is ground floor/basement only and held on a long leasehold from May 1991 for 999 years. Rent £1 PA plus insurance rent.

## DEVELOPMENT POTENTIAL

Upper floors offer potential for conversion to six apartments 5 x 3 bedroom, 1 x 1 bed studio. Subject to necessary local authority approvals.

## RATEABLE VALUE

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

Alton House (offices) £20,000  
31 Grange Road (shop) £9,200

## 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 through agents.

## ENERGY PERFORMANCE ASSET RATING

TBC



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