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CHARTERED SURVEYORS
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For sale

Traditional Town Centre Retail Premises

16a Post House Wynd, Darlington, DL3 7LU

Freehold

Price Reduced: Offers Over £70,000

Net Internal Area 36.42sq.m. (391.88sq.ft.)



www.carvercommercial.co.uk

SITUATION/LOCATION

The property is situated on Post House Wynd a popular pedestrian thoroughfare linking Skinnergate with High Row in the heart of Darlington Town Centre. Post House Wynd incorporates a diverse variety of occupiers including Toni and Guy Hairdressers, The Silver Shop and TIC watches. All town centre amenities are within walking distance and there are a number of public car parking facilities in the vicinity.

PREMISES

Traiditional two storey mid terrace retail premises with glazed shop front and render faced walls under a pitched and tile covered roof. The property provides ground floor sales with rear office/ store and first floor ancillary accommodation. The property incorporates a steel electric roller security shutter at the front and WC facilities. There is rear access from Clarks Yard.

ACCOMMODATION

The accommodation briefly comprises:-

Sales	15.89sq.m. (170.98sq.ft.)
Rear Office/ Store	4.35sq.m. (46.81sq.ft.)
First Floor	16.18sq.m. (174.09sq.ft.)
WC	

Net Internal Area	36.42sq.m. (391.88sq.ft.)
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TENURE

Freehold

RATEABLE VALUE

We understand from our investigations on the VOA website that the property is listed in the current rating list from April 2010 at £8,100. Rate relief may be available.

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

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