

6 WEEK COMPLETION



SITUATION

Occupying a prominent trading position at the corner of Claremont Road serving the surrounding residential area and within close proximity to Howden Park Rugby Stadium. Darlington Town Centre and Darlington Rail Station are approx. 1 mile distant. Darlington is a well-established market town located approx. 14 miles west of Middlesbrough and 18 miles south of Durham.

PROPERTY

A detached corner building comprising a **Ground Floor Shop** with separate front access to a **Large Self-Contained Flat** on part ground and first floors. The property benefits from having a front forecourt and a rear **Garden**.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	10'10"
Return Frontage	38'5"
Internal Width	15'8"
Shop & Built Depth	38'9"
Rear Office/Store Area Approx.	270 sq ft
WC	

Part Ground & First Floor Flat

5 Rooms, Kitchen, Bathroom, WC
(GIA Approx. 940 sq ft)

£9,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.



VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Wine Cellar Trading 1 Ltd t/a Simply Food & Drinks** for a term of 15 years from 9th January 2004 at a current rent of **£9,000 per annum** exclusive.

Note: The flat is currently unoccupied.

VENDOR'S SOLICITORS

Sherrards Solicitors – Tel: 01727 832 830
Ref: G. Lunnon – Email: gpl@sherrards.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts