



FOR SALE - Shop | 2 Bed Flat & Garage
99a/99 Victoria Road Darlington DL1 5JQ
No VAT | Hot Food Takeaway | Freehold

LOCATION

The subject is located on Victoria Road which is within Darlington town centre. Nearby occupiers include a mix of residential, retail and leisure uses.

Darlington is an historic and pedestrianised market town approximately 35 miles South of Newcastle. It has a town population of approximately 97,838 persons (2001 census) with 840,000 living within a 30 mile drive time.

DESCRIPTION

The premises comprise of an end of terrace 3-storey property under a part pitched and flat roof.

The Ground Floor has traded for many years as a hot food **takeaway**. The fixtures and fittings may be available to purchase by separate agreement. Gas supply.

The First-Floor **flat** is self-contained has large kitchen diner, 2 bedrooms, bathroom and large external balcony.

The **Garage / Workshop** accessed at lower ground floor to the rear of the property provides excellent storage with up and over garage door.

ACCOMODATION

The unit comprises the following approximate net internal areas and dimensions:

Ground Floor Sales	78.3 m ²	(843 sq ft)
First Floor Flat	48.8 m ²	(525 sq ft)
Lower Ground Floor Garage	51.3 m ²	(552 sq ft)
Total	178.4 m²	(1,920 sq ft)



TENURE

Freehold

RATES

RV of £7,300 placing it in 100% business Rates Relief for most occupiers.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

VAT

We are informed that there is **NO VAT** payable on this sale. Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is x (). A full copy of the EPC is available for inspection if required.

PRICE

£225,000 (Two Hundred & Twenty-Five Thousand Pounds) exclusive, Subject to Contract with vacant possession.

MONEY LAUNDERING

In accordance with the Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

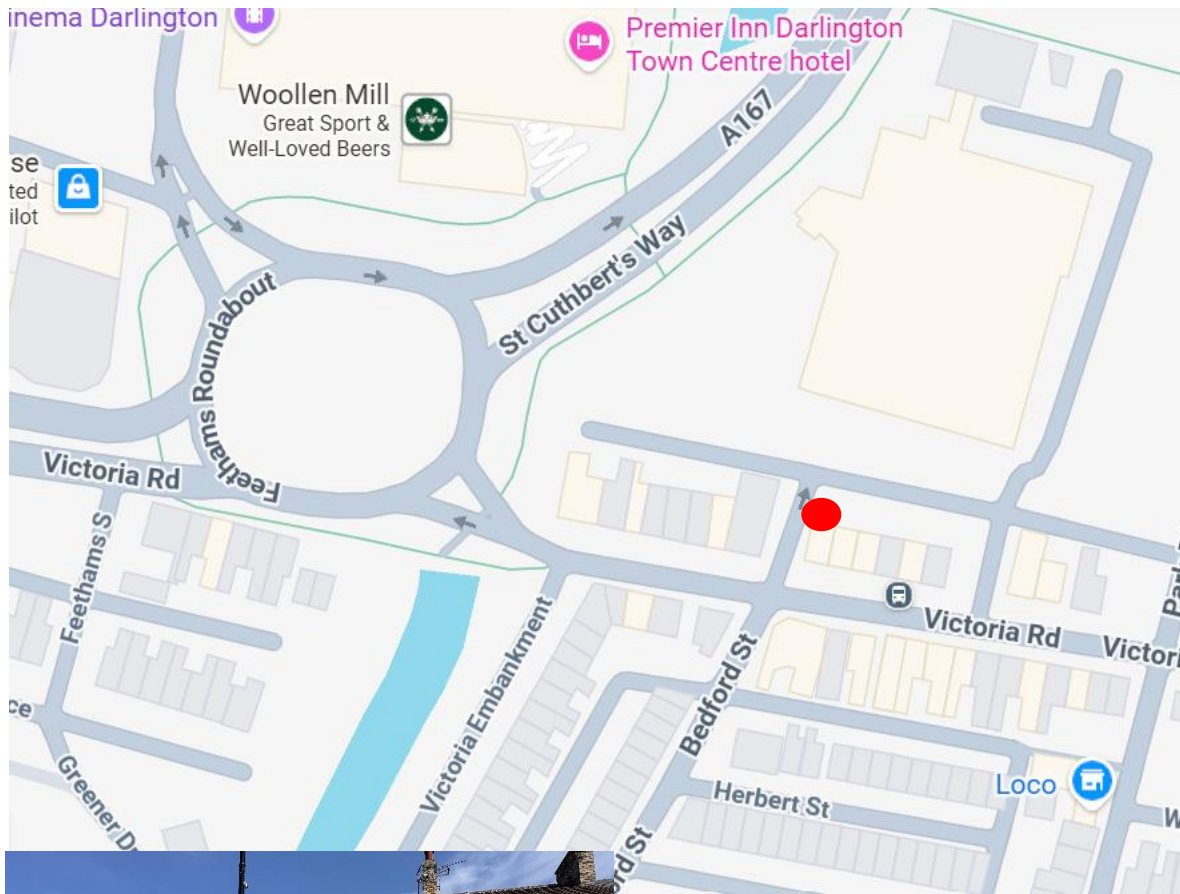
VIEWING

Strictly through the sole agents Connect Property NE Ltd:

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