

Darlington

15/19 Northgate
County Durham
DL1 1TL

- Attractive Pair of Shop Investments
- Pedestrianised town centre position
- Trading as Max Spielmann and Pandora Jewellers
- Self-Contained Upper Parts offered with Vacant Possession
- Rent Reviews 2021
- Total Current Rents Reserved **£75,000 pa ⁽¹⁾⁽²⁾**
fixed uplift 2019



Tenure
Freehold.

Location
Darlington is a popular market town with a population of some 100,000, situated about 20 miles west of Middlesbrough and 18 miles south of Durham. The town is well served by road and rail, having the A1(M) (Junction 58) to the west of the town and regular mainline rail services (London King's Cross in 2 hours 20 minutes). The property is situated in the retail heart of the town, on a pedestrianised section of Northgate. Occupiers close by include Next, Holland & Barratt and H Samuel (all opposite), Thorntons, Clarks, Topman, Costa and HSBC. An entrance to the Northgate Mall is also opposite, where occupiers including Clintons, WH Smith, Dorothy Perkins and Superdrug are located, as well as the anchor tenant Primark.

Description

The property is arranged on basement, ground and three upper floors to provide two shop units, No 15 having ground and part first floor accommodation, and No 19 having ground and basement accommodation. The remainder of the first floor, second and third floors are accessed from the front and are currently vacant.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allso.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allso.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 133 Darlington**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
15	Timpson Limited (t/a Max Spielmann)	Gross Frontage 5.04 m Net Frontage 4.30 m Ground Floor 56.3 sq m First Floor 6.1 sq m	(16' 6") (14' 2") (606 sq ft) (66 sq ft)	10 years from 01.09.2016 Rent review every 5th year Lessee break option after 5 years FR & I	£27,500 p.a. (1) Rent Review 2021
19	Hugh Rice (Whitefriargate) Limited (t/a Pandora)	Gross Frontage 6.15 m Net Frontage 5.31 m Ground Floor 125.0 sq m Basement 57.8 sq m	(20' 2") (17' 5") (1,345 sq ft) (622 sq ft)	10 years from 02.09.2016 Rent review every 5th year Lessee break option after 5 years FR & I	£47,500 p.a. Rent Review 2021 Fixed uplifts Years 2&3 to £47,500 pa Years 4&5 to £50,000 pa
17	Vacant	First Floor 71.8 sq m Second Floor 105.7 sq m Third Floor 96.8 sq m Total (GIA) 274.3 sq m	(773 sq ft) (1,138 sq ft) (1,042 sq ft) (2,953 sq ft)		

NB. Areas sourced from VOA.

- (1) The tenant of No 15 benefits from a 50% rental concession for a period of 12 months from commencement (thereby expiring September 2017). This concession will be topped up by the vendor.
- (2) The tenant of No 19 benefits from a 50% rental concession for a period of 12 months from commencement (thereby expiring April 2018). This concession will be topped up by the vendor.

Total £75,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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