

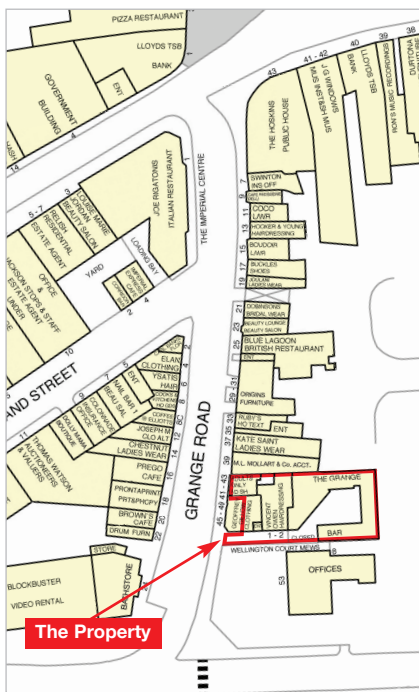
Darlington Units 1-9 Wellington Court Mews Grange Road County Durham DL1 5NB

- Freehold Shop and Leisure Investment
- Well positioned off main arterial road
- Comprises hair salon, bar with courtyard and stores
- Town centre location
- Total Current Rents Reserved
£46,625 pa

On the Instructions of the
Administrators Steven
Muncaster and David
Whitehouse of Duff & Phelps



Photograph from Grange Road



The Property



Main Entrance to Wellington Court Mews

Courtyard Area

Tenure
Freehold.

Location

Darlington is a well established market town with a resident population of some 101,000 and is located approximately 14 miles west of Middlesbrough and 18 miles south of Durham. The town is situated on the A66, with Junction 58 of the A1(M) some 3 miles to the north-west of the town centre. The town is served by the East Coast rail service with journey times to London of approximately 2½ hours.

The property is situated on the east side of Grange Road just off the town's main arterial road (A167). Occupiers close by include Bathstore, Blockbuster, Laura Ashley, Age UK and a range of shops, cafés and restaurants.

Description

The property is arranged on ground and two upper floors to provide a shop, bar and lock-up store. The shop, presently used as a hair salon, has customer areas on the ground floor with ancillary accommodation on the first floor which overlaps the ground floor of the adjoining property known as 41-43 Grange Road which is not included in the sale. The bar is arranged over ground, first and second floors and benefits from an enclosed courtyard area. The upper floors provide ancillary accommodation. In addition there is a self-contained storage area adjacent to the shop at ground floor level.

VAT

The Administrators understand VAT is not applicable to this lot. Please refer to the Special Conditions of Sale.

Documents

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

| No. | Present Lessee | Accommodation | Lease Terms | Current Rent £ p.a. | Next Review/ Reversion |
|------------------------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------|
| Units 1 & 2 and Garage | Ian Vincent Scott and Owen Parkinson | Gross Frontage 6.50 m Net Frontage 5.80 m Shop Depth 11.35 m Built Depth 14.00 m First Floor 54.5 sq m | (21' 4") (19' 0") (37' 3") (45' 11") (587 sq ft) | 10 years from 01.12.2006 Rent review every 5th year FR & I | £8,500 p.a. Reversion 2016 |
| Unit 9 | William Geoffry Gallow | Ground Floor Store (1) | 1 year from 29.09.2010 Rent review every year The Licensor may determine the licence at any time | £375 p.a. | Holding over |
| Units 3-8 | BBF 468 Limited | Ground, First & Second Floors Approximately (1) 3,045 sq m | (2,278 sq ft) 68 years from 21.01.2008 Rent review every 3rd year FR & I | £37,750 p.a. | Reversion 2076 |

(1) Not inspected by Allsop. Floor areas and description have been provided by the Administrators.

Total £46,625 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

Seller's Solicitor P Spence Esq, Hill Dickinson. Tel: 0151 600 8407 Fax: 0151 600 8001 e-mail: paul.spence@hilldickinson.com