



**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 in a mixed use area to the east of Darlington town centre and close to the Rail Station, which can be accessed via a footbridge from the western end of Albert Street. Occupiers close by include Coral, an exhaust centre and a mix of light industrial units and retail.

**Description**  
The property comprises a single storey warehouse unit with ancillary office accommodation. The warehouse has metal roller shutter doors (3.55m) to the south and west elevations and eaves height of 3.7m. The property provides the following accommodation and dimensions:

<b>Ground Floor Warehouse</b>	<b>508.7 sq m</b>	<b>(5,476 sq ft)</b>
<b>Ground Floor Offices</b>	<b>60.8 sq m</b>	<b>(654 sq ft)</b>
<b>Total</b>	<b>569.5 sq m</b>	<b>(6,130 sq ft)</b>

**Tenancy**  
The entire property is at present let to ATS EUROMASTER LIMITED for a term of 70 years from 25th March 1961 at a current rent of £19,000 per annum, exclusive of rates. The lease provides for rent reviews every 14th year of the term and contains full repairing and insuring covenants. The tenants are not in occupation.

**Tenant Information**  
Established in 1964, ATS Euromaster is a nationwide tyre retailer and comprehensive tyre service provider with almost 50 years of experience and a network of 380 service centres across the UK. Website Address: [www.atseuromaser.co.uk](http://www.atseuromaser.co.uk)  
For the year ended 31st December 2011, ATS Euromaster Limited reported a turnover of £294.502m, a pre-tax loss of £2.99m, shareholders' funds and a net worth of £23.669m. (Source: riskdisk.com 25.02.2013.)

**VAT**  
VAT is applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

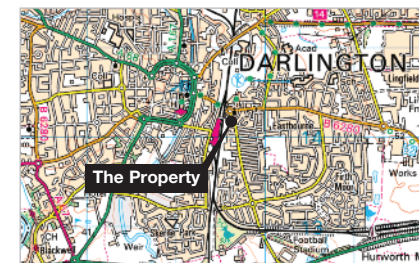
**Energy Performance Certificate**  
EPC Rating 140 Band F (Copy available on website).

## Darlington Former ATS Euromaster Premises Albert Street County Durham DL1 4AE

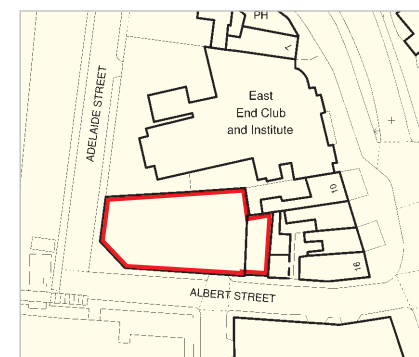
- **Freehold Warehouse Investment**
- Let to ATS Euromaster Ltd on a lease expiring in 2031 (without break)
- Provides circa 6,130 sq ft of accommodation
- Rent Review 2017
- Current Rent Reserved  
**£19,000 pa**

**On the Instructions of  
The Leavesley Group**

**SIX WEEK COMPLETION  
AVAILABLE**



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