



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 on the north side of John Street, to the north of the town centre in an established trade counter location. Occupiers close by include Jewson, Enterprise Rent-A-Car and Xercise4Less.

Description

The property comprises a broadly level site extending to 1.225 hectares (3.027 acres), upon which is a red brick warehouse. We understand the two further buildings have been erected by the tenant pursuant to a Licence to Alter.

The property provides the following accommodation and dimensions:

Warehouse	318.50 sq m	(3,428 sq ft)
Trade Counter/Offices (1)	340.35 sq m	(3,664 sq ft)
Warehouse (1)	912.60 sq m	(9,823 sq ft)
Total	1,571.45 sq m	(16,915 sq ft)

(1) We understand these are tenant's improvements.

Tenancy

The property is at present let to MKM BUILDING SUPPLIES LIMITED for a term of 6 years from 11th November 2014 at a current rent of £48,000 per annum. The lease provides for a rent review in November 2017. There is a tenant's option to determine the lease in November 2017 which has not been exercised. There is a landlord's rolling break option on 6 months' notice.

There is a lease in place over a small section of the site to Lattice Telecommunications Asset Development Company Limited for a term of years expiring 11th June 2099 at a rent of a peppercorn.

Tenant Information

MKM Building Supplies was established in 1995 and is the UK's largest independent builders merchant with 48 branches across England and Scotland (Source: www.mkmbss.co.uk). Website Address: www.mkmbss.co.uk
For the year ended 30th September 2016, MKM Building Supplies Limited reported a turnover of £284.313m, a pre-tax profit of £21.024m, shareholders' funds of £25.189m and a net worth of £21.272m. (Source: Experian 20.09.2017.)

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

Buyer's Fee

Please note the successful buyer will be required to pay the Auctioneers a buyer's fee of £1,200 (inclusive of VAT) upon exchange of sale memoranda.

Registered Bidding

Any party wishing to bid must complete and return the Bidders Registration Form by no later than close of business on Monday 27th November. The form is available from www.allstop.co.uk, is included in the hard copy catalogue or upon request from chris.childs@allstop.co.uk

Darlington

MKM Building Supplies

John Street

County Durham

DL1 1LG

- **Freehold Trade Counter Investment**
- Let to MKM Building Supplies Limited until 2020
- Site area of 1.225 hectares (3.027 acres)
- November 2017 tenant break NOT exercised
- Current Rent Reserved
£48,000 pa

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