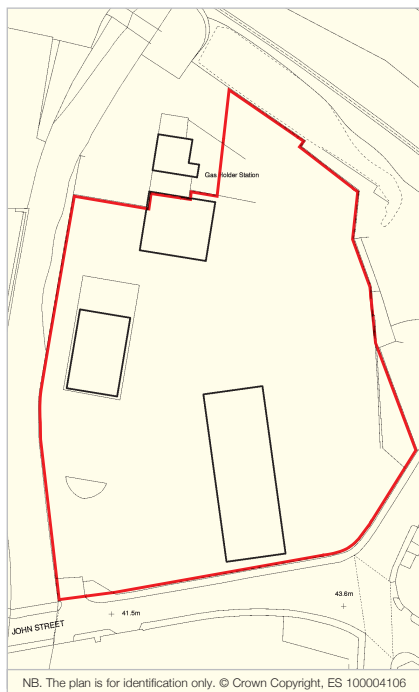


# Darlington MKM Building Supplies John Street County Durham DL1 1LG

- **Freehold Trade Counter Investment**
- Comprises 1,571.45 sq m (16,915 sq ft) of accommodation
- 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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**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 Magnet, Jewson, Enterprise Rent-A-Car and Xercise4Less.

**Description**  
The property is arranged as three units on ground floor only to provide a trade counter/office and two large warehouses presently trading as a builders merchant. The property benefits from an extensive yard on a total site area of 1.225 hectares (3.027 acres).

The property provides the following accommodation and dimensions:

<b>Trade Counter/Offices</b>	<b>340.35 sq m</b>	<b>(3,664 sq ft)</b>
<b>Warehouse 1</b>	<b>912.60 sq m</b>	<b>(9,823 sq ft)</b>
<b>Warehouse 2</b>	<b>318.50 sq m</b>	<b>(3,428 sq ft)</b>
<b>Total</b>	<b>1,571.45 sq m</b>	<b>(16,915 sq ft)</b>

**Tenancy**  
The entire 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 2019 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.alltop.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 9th October. The form is available from www.alltop.co.uk, is included in the hard copy catalogue or upon request from will.clough@alltop.co.uk