

## Darlington

### 4 Clifton Road

### County Durham

### DL1 5DS

- **Freehold Convenience Store Investment**
  - Let to Sainsbury's Supermarkets Ltd
  - Lease expires 2023
  - Situated close to Darlington Rail Station
  - Rent Review 2018
  - Current Rent Reserved
- £12,000 pa**



#### 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 west side of Clifton Road, just south of its junction with Victoria Road to the south-east of the town centre. The immediate area is predominantly residential, whilst Darlington Rail Station is some 250m to the east.

Occupiers close by include Clifton Court Medical Practice, Rowlands Pharmacy, William Hill, Well + Pharmacy and the Royal Mail Delivery Office.

#### Description

The property is arranged on ground and lower ground floors to provide a convenience store with ancillary storage accommodation below. The property benefits from an ATM machine and has rear access to the lower ground floor via the rear lane.

The property provides the following accommodation and dimensions:

Ground Floor	102.9 sq m	(1,108 sq ft)
Lower Ground Floor	65.6 sq m	(706 sq ft)
<b>Total</b>	<b>168.5 sq m</b>	<b>(1,814 sq ft)</b>

**NB. Not inspected by Allsop, areas taken from Valuation Office Agency.**

#### Tenancy

The entire property is at present let to SAINSBURY'S SUPERMARKETS LTD for a term of 20 years from 11th July 2003 at a current rent of £12,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

#### Tenant Information

Sainsbury's were established in 1869 and today operate over 1,200 stores throughout the UK, over 700 of which are convenience stores. Website address: [www.sainsburys.co.uk](http://www.sainsburys.co.uk).

For the year ended 12th March 2016, Sainsbury's Supermarkets Ltd reported a turnover of £23.168bn, a pre-tax profit of £406m, shareholders' funds of £4.608bn and a net worth of £4.458bn. (Source: Experian 13.06.2017.)

#### VAT

VAT is not applicable to this lot.

#### Documents

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

#### Energy Performance Certificate

For EPC Rating please see website.

