



Retail in DL1

Blackwellgate, Darlington, Durham, DL1 5HW

£495,000 Starting Bid

Off Street parking

Property features

- ✓ Located within the town centres famous night district
- ✓ Passing rent of £54,000 per annum (Potential Further Income)
- ✓ Investment Sale
- ✓ Part-Let
- ✓ Parking to the Rear for up to 10

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

38 Blackwellgate is a part-let, modernised mixed-use property comprising a ground floor retail unit, first-floor office accommodation, and a three-bedroom flat to the rear,

offering an attractive investment opportunity. The property benefits from external storage and secure rear vehicular access, with up to 10 on-site parking spaces

available. In addition, the rear of the building offers potential for the creation of an additional commercial unit, STP.

The ground-floor retail unit benefits from a prominent shopfront with ancillary storage to the rear. The first-floor office accommodation comprises six private offices,

complemented by open space suitable for a reception or waiting area, a shared kitchen, and well-appointed male and female WC facilities, including a shower.

The ground-floor retail unit is occupied by F.r.i.e.n.d.s Convenience Store, producing a passing rent of £24,000 per annum.

The first-floor office accommodation is let to Camperdown Financial (Scotland) Ltd, generating a passing rent of £18,000 per annum.

The three-bedroom flat to the rear of the building produces a passing rent of £12,000 per annum

This building is prominently located on Blackwell Gate, within Darlington's well established mixed-use area and principal town centre retail district. The surrounding area offers a diverse range of amenities, including a strong selection of independent retailers, the Cornmill Shopping Centre and House of Fraser. A variety of cafés, restaurants and public houses are located immediately opposite and nearby, including Uno Momento, all within easy walking distance.

The property benefits from excellent public transport connections, with multiple bus services serving the town and surrounding areas. Darlington Train Station provides mainline rail services, offering direct connections to London, York, Leeds and Newcastle

Please note we have not inspected the property.

Price: Starting Bid £495,000

Property Type: Retail

Business Type: Newsagents

Parking: Off Street

Location

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Accommodation

Ground - Retail Shop - 883sqft - 82.03sqm - Occupied

Ground - Rear Storage - 592sqft - 55sqm - Occupied

Ground - Unit 1 (Rear) - 393sqft - 36.51sqm - Available

1st - Offices with Staff Facilities - 1,442sqft - 133.97sqm - Occupied

1st - Three-Bedroom Flat 883sqft - 82.03sqm - Occupied

Outdoor - Parking for up to 10 Spaces - 2,670sqft - 248.05sqm - Occupied

Total 6,863 637.59

Rental Amounts

Ground Floor retail (F.r.i.e.n.d.s) - £24,000 per annum.

First Floor office (Camperdown Financial) - £18,000 per annum

Three - bed flat - £12,000 per annum.

Additional ground floor rear unit currently vacant. 10-space parking mainly occupied by the tenants of the above.

Tenure

Freehold. Title number DU99462.

EPC

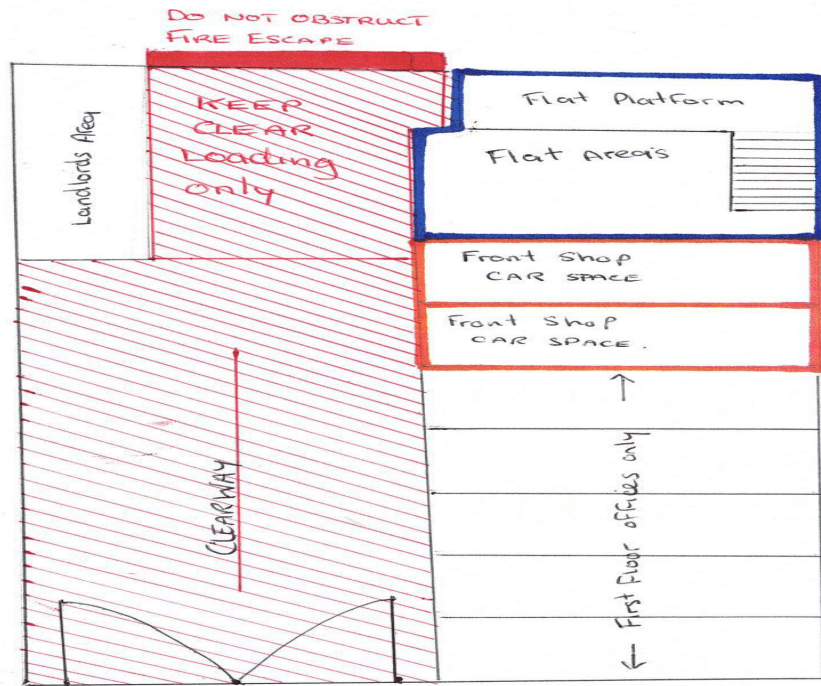
38 Blackwellgate - Rating B

Office 1, 38 Blackwellgate -Rating B

Full reports available upon request

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Blackwellgate, Darlington, Durham, DL1 5HW

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

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