

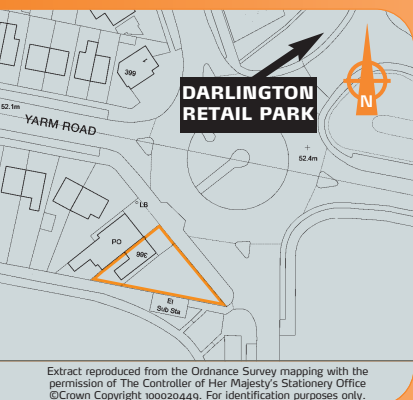
lot 80

**Carphone Warehouse, 366 Yarm Road
Darlington, County Durham DL1 1XL**

Rent
£26,577
per annum
exclusive

Freehold Retail Investment

- Entirely let to The Carphone Warehouse Limited until 2022 (subject to option)
- Prominent position opposite Darlington Retail Park
- Nearby occupiers include Homebase, Currys, DFS and Furniture Village
- On-site car parking



Location

Miles: 15 miles south-west of Middlesbrough
21 miles south of Durham
Roads: A1, A66, A19
Rail: Darlington Railway Station
Air: Durham Tees Valley Airport (6 miles)

Situation

Situated one mile to the east of Darlington town centre, the property occupies a prominent roadside position at the junction of Salters Lane and Yarm Road. The property is situated immediately opposite the Darlington Retail Park, which houses retailers such as Homebase, Currys, Furniture Village and DFS.

Description

The property comprises a two storey former semi-detached residential property which has been converted to provide ground floor retail accommodation together with a self-contained one bedroom flat on the first floor.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail	45 sq m (479 sq ft)	THE CARPHONE WAREHOUSE LIMITED (1)	15 years from 23/03/2007 until 22/03/2022 on a full repairing and insuring lease (2)	£26,577	22/03/2017
First	Residential	Not measured Not measured				
Totals		45 sq m (479 sq ft)			£26,577	

- (1) For the year ending 29th March 2014, The Carphone Warehouse Limited reported a turnover of £1,783,596,000, pre-tax profits of £90,986,000 and a total net worth of £955,778,000. (Source: www.riskdisk.com 12/09/2014)
 (2) The lease provides an option to determine on the tenth anniversary of the term.

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