

32 High Row, Darlington, Durham DL3 7QW

Freehold Retail Investment

Lot 78

£27,500 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	54.35 sq m (585 sq ft)	OPTICAL	10 years from	£27,500	31/12/2022
First	Ancillary	44.96 sq m (484 sq ft)	EXPRESS	01/01/2013 on a full		
Second	Ancillary	38.46 sq m (414 sq ft)	LIMITED (1)	repairing and		
				insuring lease (2)		
Totals		137.77 sq m (1,483 sq ft)			£27,500	

(1) Optical Express was established in 1991 and currently operates from over 100 clinics across the UK (www.opticalexpress.co.uk).
(2) The lease is subject to a schedule of condition.

Key Details

- Let to Optical Express Limited
- 2018 break option not exercised
- Town centre location
- Directly opposite the entrance to Cornmill Shopping Centre with occupiers including Primark, Topshop, JD Sports, Dorothy Perkins, Burger King and Costa Coffee
- Other neighbouring occupiers include Poundland, Greggs, Barclays, Santander, NatWest and Boots Chemist

Location

Miles: 14 miles west of Middlesbrough
18 miles south of Durham
37 miles south of Newcastle

Roads: A68, A167, A66, A1(M)

Rail: Darlington Railway Station

Air: Durham Tees Valley Airport

Situation

The property is prominently located in the heart of the town centre, on the west side of High Row, directly opposite the entrance to Cornmill Shopping Centre where occupiers include Primark, Topshop, JD Sports, Dorothy Perkins, Burger King and Costa Coffee. Other neighbouring occupiers include Poundland, Greggs, Barclays, Santander, NatWest and Boots Chemist.

Description

The property comprises ground floor retail accommodation and ancillary accommodation on the two upper floors.

Tenure

Freehold.

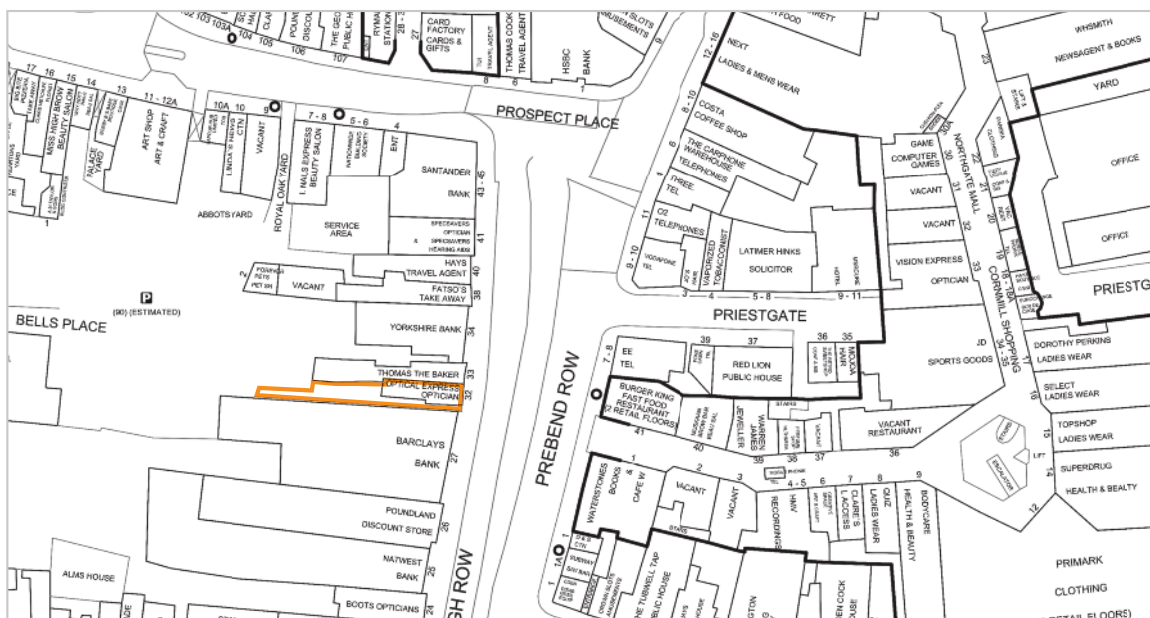
VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band D. See legal pack at acutus.co.uk.



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Acutus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acutus.co.uk

Acutus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acutus.co.uk

Seller's Solicitors: Sintons LLP
David Naughten
+44 (0)191 226 3647
david.naughten@sintons.co.uk