

# Lot 49

£55,500 Per Annum  
Exclusive

## Valley House, Valley Street North, Darlington, County Durham DL1 1TJ Freehold Office/Redevelopment Opportunity



### Key Details

- Part let to Costain Limited & CH2M Hill United Kingdom (see footnote (1))
- Accommodation extending to approximately 1,532.9 sq m (16,499 sq ft)
- 35 on site car parking spaces
- Site area approximately 0.281 Hectares (0.694 Acres)
- Possible potential for redevelopment, subject to all necessary consents
- Low Capital Value per sq ft on Guide Price

### By Order of a Charity

#### Location

**Miles:** 10 miles west of Stockton-on-Tees  
32 miles south of Newcastle upon Tyne.  
**Roads:** A66, A68, A167, A1(M)  
**Rail:** Darlington  
**Air:** Durham

#### Situation

Darlington is located approximately 10 miles west of Stockton-on-Tees and 32 miles south of Newcastle upon Tyne. The property is situated in a prominent position on the east side of Valley Street North, close to its junction with Chestnut Street, opposite Jewson, in a predominantly industrial location. The A167 is easily accessible and affords access to the A66(M) and in turn A1(M) motorway. A range of local shops and amenities are available within walking distance to the south in Darlington town centre, with other nearby occupiers including Vauxhall and Kwik Fit.

#### Description

The property comprises a substantial two storey building arranged as office/ancillary accommodation. The property benefits from on site parking for approximately 61 cars.

#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion

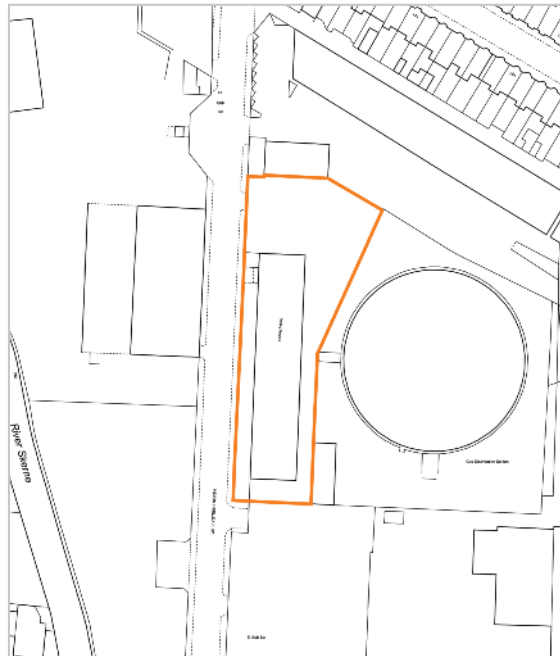
#### Energy Performance Certificate

D. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Office/Ancillary	736.00 sq m (7,922 sq ft)	COSTAIN LIMITED & CH2M HILL UNITED KINGDOM	14 years from 29/09/2017 until 28/09/2031 (1)	£55,500	29/09/2022
First	Office/Ancillary	796.80 sq m (8,577 sq ft)	VACANT	-	-	-
<b>Total</b>		<b>1,532.80 sq m (16,499 sq ft)</b>			<b>£55,500</b>	

(1) The lease is subject to a tenant option to determine on 28/09/2021, which the tenant exercised in January 2021.



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