



Unit 15, Cleveland Trading Estate, Darlington, DL1 2PB

Industrial Investment opportunity for sale by auction. Starting Bids
£85,000.

- For Sale By Auction
- Prominent Corner Site
- Investment Opportunity Income
£7500 per annum
- Starting Bids £85,000
- 190 sq metres / 2046 sq ft Industrial
Unit
- EPC Rated E

Summary

Available Size	2,046 sq ft
Price	Auction £85,000
Business Rates	Upon Enquiry
EPC Rating	E

Description

Detached light industrial/ trade premises of traditional brick construction under a flat roof incorporating a steel framed lean to extension at the rear.

Investment opportunity with the current income totalling £650 per calendar month. The income is generated from the 12 month lease to the current tenant in the unit who is paying £450 per calendar month. The advertising board is also on a 12 month lease is generating a income of £200 per calendar month. It can be noted that the rental income for the retail unit is well below market value and therefore presents an opportunity for future rent increases.

Location

Located approximately 1.5 miles north of Darlington town centre the premises adjoin Forge Way within Cleveland Trading Estate. Adjacent to North Road a 167 and providing easy access to the A1 (M) and A66

Darlington is approximately 14 miles west of Middlesbrough and 20 miles south of Durham

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	2,046	190.08	Available
Total	2,046	190.08	

Terms

Auctioneers Additional Comments Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

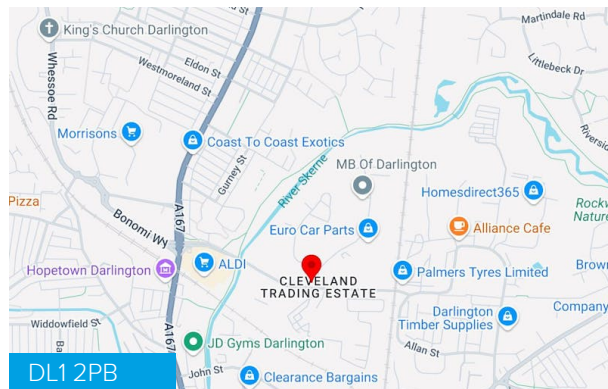
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested



Viewing & Further Information



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parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

