



38 Blackwellgate, Darlington, DL1 5HW

Retail, Offices & 3 Bedroom Flat For Sale by Auction

- For Sale by Auction - Starting Bids £525,000
- Located within the town centres famous night district
- Passing rent of £54,000 per annum (Potential Further Income)
- //plank.cheer.hedge
- Investment Sale
- Part-Let
- Parking to the Rear for up to 10 Spaces

Summary

Available Size	4,193 sq ft
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

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.

Location

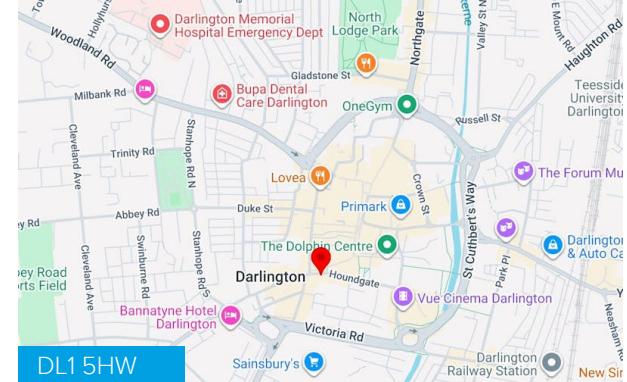
This building is prominently located on Blackwell Gate, within Darlington's well-established mixed-use area and principal town centre retail district. The surrounding area offers a diverse range of amenities, including a strong selection of independent retailers, the Cornmill Shopping Centre and House 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail Shop	883	82.03	Occupied
Ground - Rear Storage	592	55	Occupied
Ground - Unit 1 (Rear)	393	36.51	Available
1st - Offices with Staff Facilities	1,442	133.97	Occupied
1st - Three-Bedroom Flat	883	82.03	Occupied
Outdoor - Parking for up to 10 Spaces	2,670	248.05	Occupied
Total	6,863	637.59	



Viewing & Further Information

Chris Black

01609 797 330 | 07944 946 030

christopher.black@alignpropertypartners.co.uk

Caitlin Parker

01609 797 330

caitlin.parker@alignpropertypartners.co.uk

View Properties Here
www.alignsurveyors.co.uk

