



Darlington, Durham DL3

Leasehold £65,000

- Restaurant
- Busy town centre location
- Excellent condition
- Two trade areas
- Great potential

Ref: 94266

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SP Sidney
Phillips



LOCATION

The restaurant is situated in the heart of Darlington, a popular market town with plenty of high street shops, bars and restaurants. Darlington is easily accessible by car via the A1 and the train station is just a short walk from its popular shopping areas. This busy premises enjoys ample passing trade from retail shoppers and visitors to the town centre. The business is housed in a large, mid-terrace building under a pitched slate roof. There are three trade areas spread over two floors. The property briefly comprises:

TRADE AREAS

Reception leading to the MAIN DINING AREA which seats 40 and has a modern BAR SERVERY, wood flooring, industrial lighting and air-conditioning.

At first floor, there is an additional DINING ROOM which seats 50 and could be used for private dining or functions.

There are LADIES' and GENTLEMEN'S TOILETS on the first floor and an easy access toilet on the ground floor.

Fully-equipped COMMERCIAL KITCHEN with separate dishwashing and prep room, walk-in COLD STORE and DRY STOREROOM.

THE BUSINESS

Our clients have turned this restaurant into a very successful business; it is reputed to be one of Darlington's best restaurants, offering freshly cooked food at a reasonable price. It is currently open six days per week. With an approximate net turnover for the year ended 2022 of £500,000, this business is a very profitable operation.

LICENCES

A full Premises Licence is held.

SERVICES

All mains services are connected.

Local Authority: Darlington Borough Council.

Rateable Value: £18,000 as of 01 April 2023.



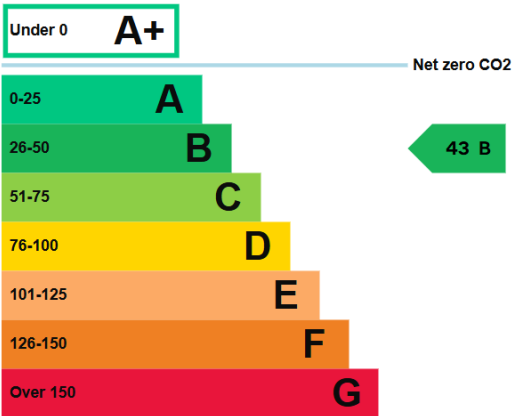
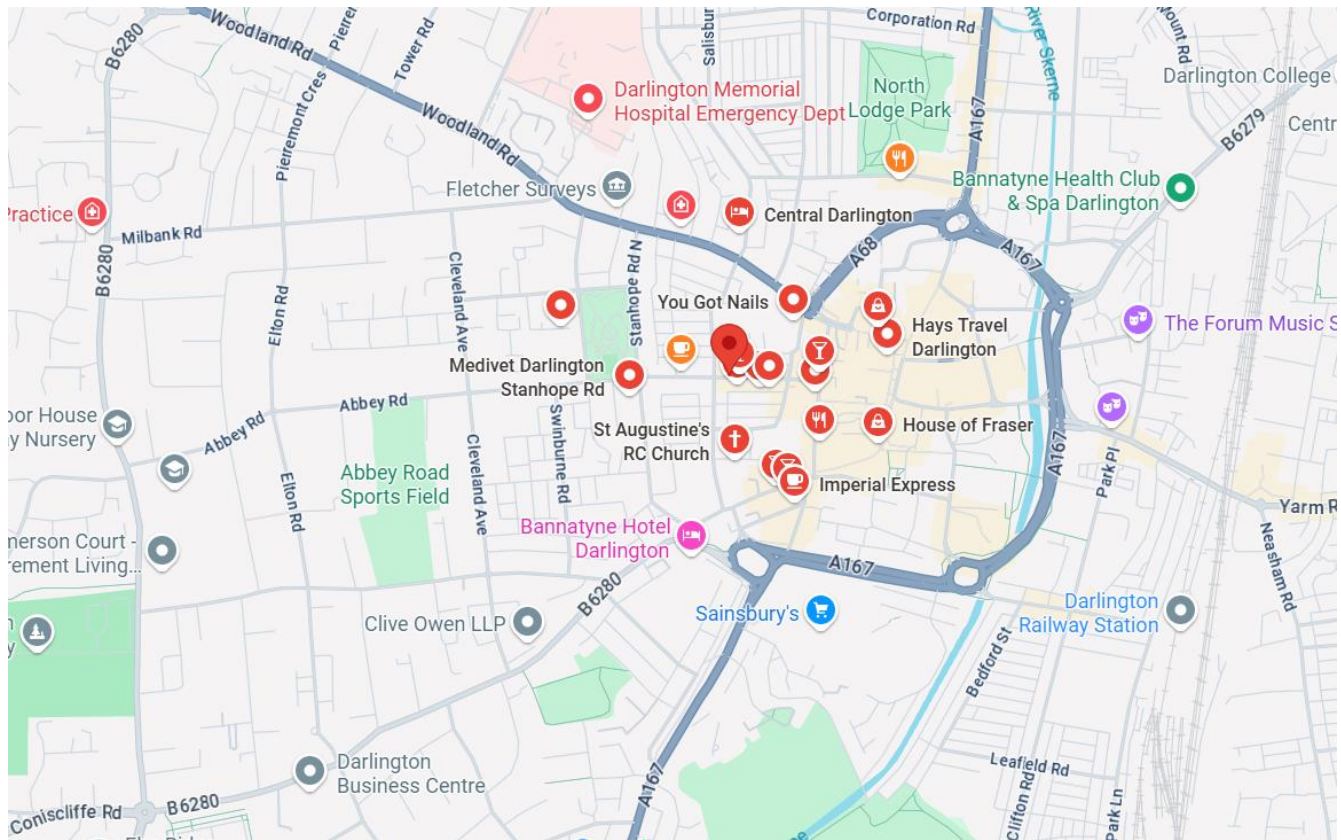
TENURE & PRICE

LEASEHOLD £65,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The business is held on a part repairing and insuring lease from a private Landlord for an open term. The Landlord will grant a new lease and agree new terms with the prospective buyer. The lease falls within the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent is £24,000 per annum (including insurance), paid monthly in advance. An incoming party will be required to provide personal guarantors. Free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



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EPC Ref: 8289-3106-4590-1486-5219

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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