



**Lambert
Smith
Hampton**

0191 232 6291

For Sale

Former Working Mens Club

Potential for alternative uses (STP)

7 Beaumont Street, Darlington, County Durham, DL1 5RN



- 567.45 Sq M (6,108 Sq Ft)
- Plus 3 Bed Manager's Flat
- Adjacent to multi storey car-park
- Central location

Lambert Smith Hampton

Second Floor, 41-51 Grey Street, Newcastle Upon Tyne NE1 6EE T +(0)191 232 6291

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Location



Darlington is a popular market town both with commuters and businesses. The premises are located a 5 minute walk from the railway station and just off the A167 inner ring road which provides access to the A66 to the south and the A1(M) to the north.

It lies adjacent to a 650 space multi storey car-park and within a few hundred yards of the £30m Feethams Leisure Hub which was opened in 2016 and features a 9 screen multiplex Vue Cinema, an 80 bedroom Premier Inn and various national and independent bars and restaurants including Nandos and Hungry Horse.

Description

A two storey building of brick construction under a flat roof including a three bedroom manager's flat at first floor level that is separately accessed from Beaumont Street.

The ground floor comprises a main bar area divided into two sections and the upper floor offers a function room with bar.

The building is centrally positioned and offers scope for alternative uses including leisure and food subject to planning and other necessary consents.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Terms

Offers are sought in the region of £250,000 for the freehold interest.

Energy Performance Certificate (EPC)

The property has been rated within Band D-81. A copy of the EPC is available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Andrew Wright
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0191 338 8320
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10th June 2019

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