



NUMBER ONE BAR & COFFEE HOUSE

1 Skinnergate, Darlington, DL3 7NB

FREEHOLD: £650,000 | REF: 6450566

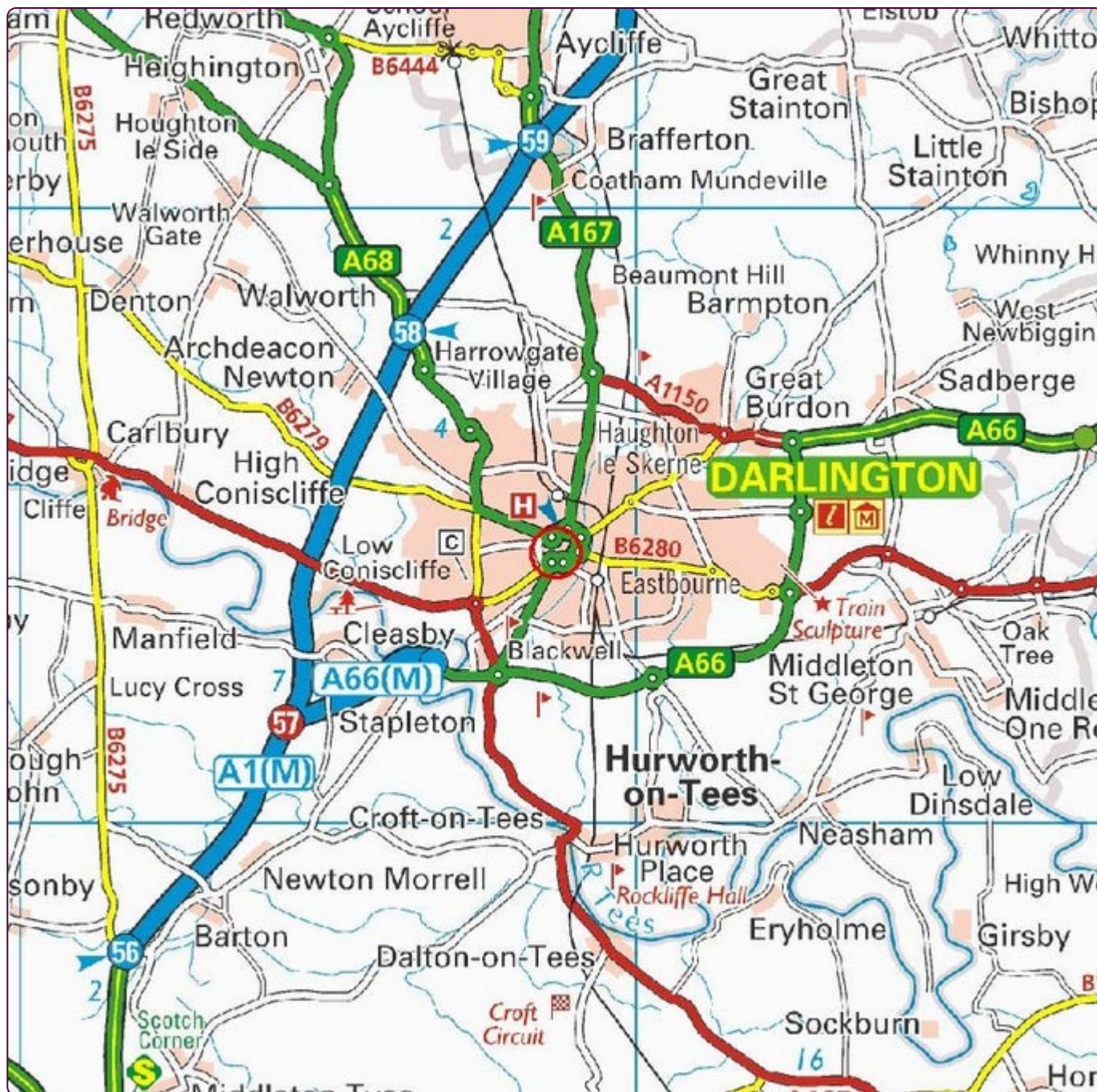
KEY HIGHLIGHTS

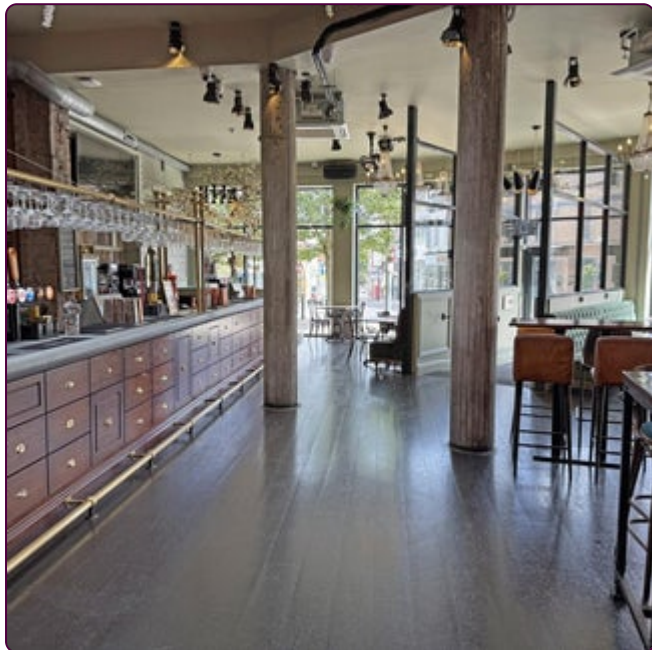
- Prominent premises in town centre
- Five-storey building with planning permission
- Active Planning for 7 flats (Potential for 8)
- Mixed commercial and residential use
- Approx GDV - c.£1.6m
- Energy Rating C

LOCATION

Number One, Skinnergate operates from prominent premises based in Darlington town centre.

Darlington is a dynamic market town in County Durham, strategically positioned in the North East of England. With excellent transport links - including direct rail connections to London, Edinburgh, and major northern cities via the East Coast Main Line - Darlington is a prime location for both business and leisure.





DESCRIPTION

This is a rare chance to acquire a vacant and turn key hospitality business with development-ready planning consent, in a location poised for continued growth and regeneration. Whether you're an investor, operator, or developer, Number One Skinnergate offers a versatile and high-potential asset.

This large, Grade II listed, five storey building comprising of:

Ground Floor: Number One Bar & Coffee House - a stylish venue right in the heart of the town centre.

Known for its dual personality, prior to closing it operated as a relaxed coffee house by day and transforms into a lively bar by night. Operating since 2016, Number One established itself as a key player within the Darlington hospitality sector.

Upper Floors: Full planning permission for seven apartments on the upper floors has been granted, offering great development potential. See below.

THE OPPORTUNITY

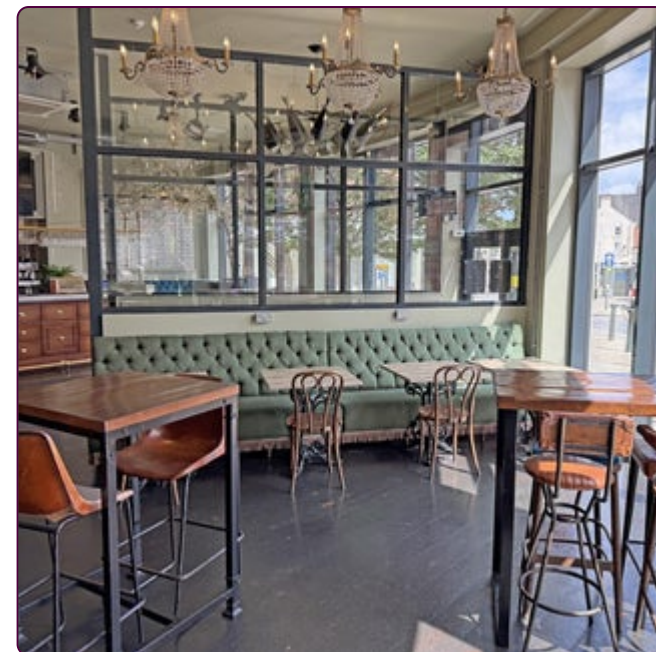
Number One Skinnergate presents a versatile and highly attractive opportunity for a range of buyers.

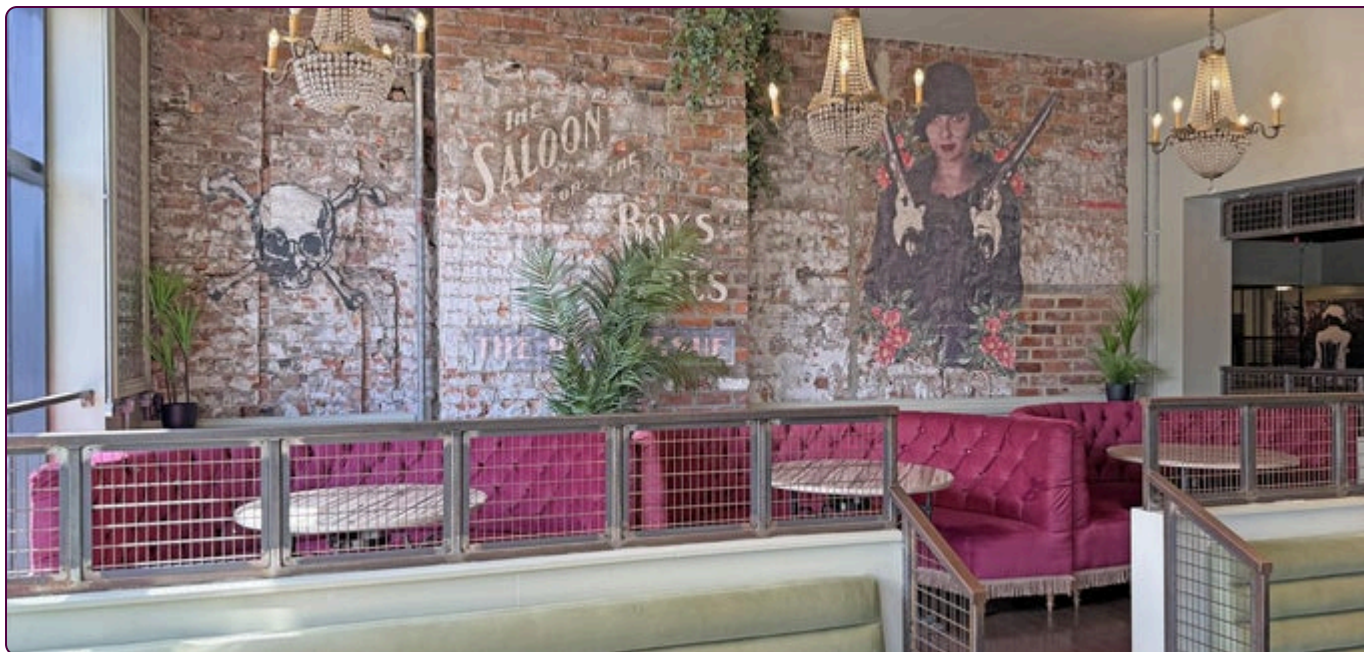
Prior to closing, Number One operated as a successful and well-established hospitality business, the property is ideally positioned for further development and enhancement under new ownership. It offers a rare chance to acquire a venue, centrally located, with potential to generate reliable revenue streams, while also providing scope for growth through the introduction of a restaurant element to broaden its customer base.

In addition, the property benefits from active planning permission for the development of seven residential flats, allowing purchasers to unlock further value through mixed-use conversion. Situated in a regenerating area of Darlington, the property is surrounded by residential-led redevelopment, increasing footfall and long-term investment appeal.

The freehold nature of the asset offers both passive income and significant capital growth potential, while existing planning precedents support hospitality and leisure uses within a heritage context.

Now offered for sale as the current owners look to pursue other business interests, Number One Skinnergate represents a ready-to-operate hospitality space with transformational potential in a prime town centre location.





INTERNAL DETAILS

The premises comprises of two storeys of operational space with full planning permission on its upper floors.

Number One Bar and Coffee House:

The bar is spread across the ground floor and basement, with these floors measuring 317 sq. metres and 280 sq. metres respectively. The space provides booth and loose seating to cater for c.200 covers, with areas available to book and hire.

The interior design of the bar areas, incorporates reclaimed brick and contemporary elements.

Ancillary areas include: cellar, wc's and storage facilities.

Upper Floors:

Total site size: 0.088 acres

FIXTURES & FITTINGS

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.



TRADING INFORMATION

No trading information is available.

BUSINESS RATES

The Rateable Value is £32,500 with effect from 1 April 2023. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises License.





DEVELOPMENT POTENTIAL

Planning Permission Granted

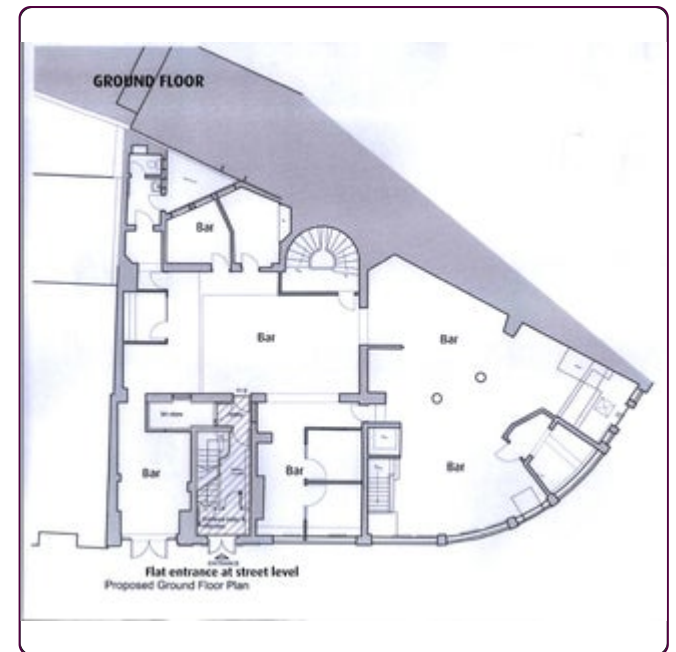
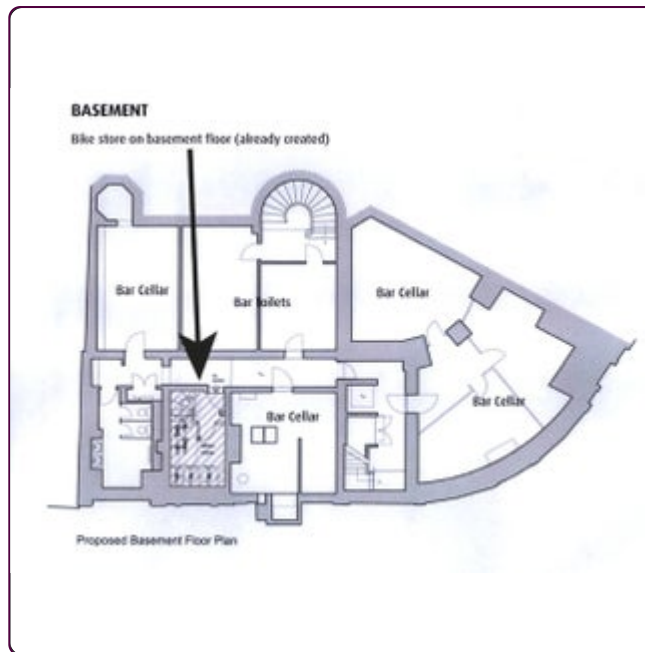
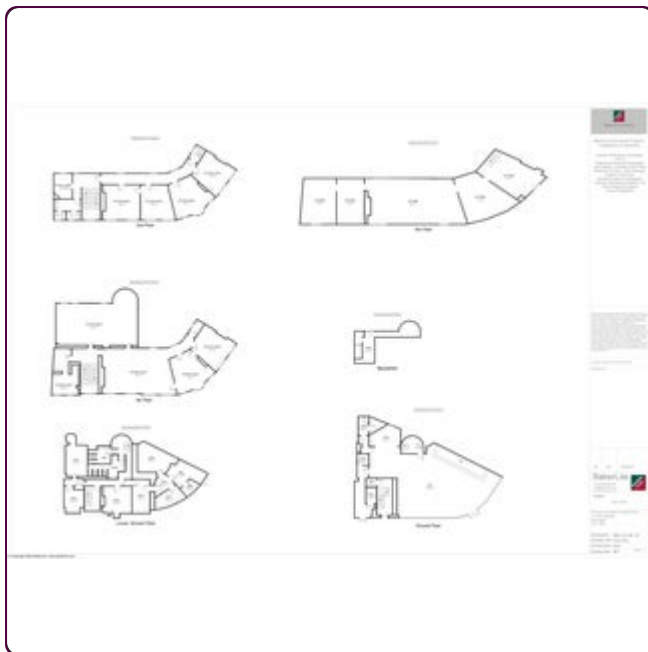
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Conversion of first and second floors to provide 7 No. apartments (C3), addition of 2 No. dormer windows to rear elevation and associated internal works.

Estimated GDV - £1.6m

For further information regarding planning permission please go to: <https://publicaccess.darlington.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O672MUF0F600>

1 Skinnergate is a strategic hospitality and mixed-use investment opportunity in Darlington's rejuvenating core. With operational leisure potential and freehold investment assets, it offers a layered opportunity. Mature planning precedents and ongoing regeneration create a favourable environment



DEBT & INSURANCE ADVISORY

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Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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