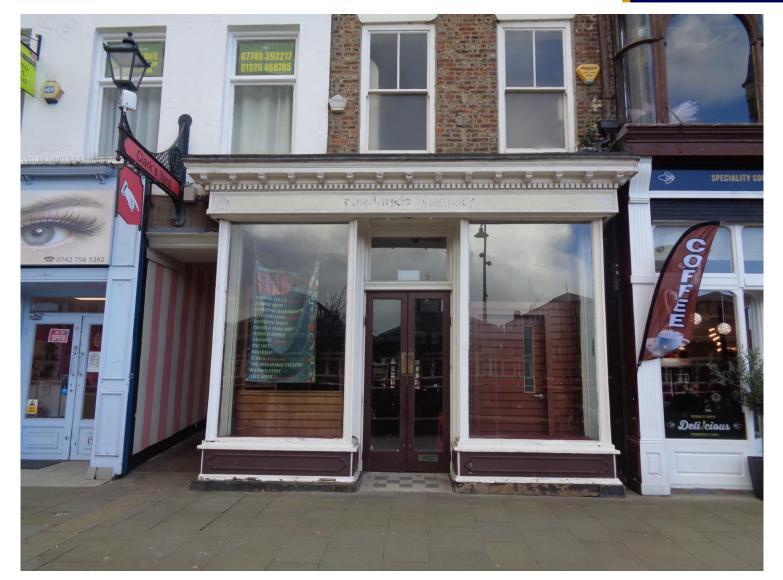
FOR SALE – Offers in the Region of £190,000 14 High Row, Darlington, Co. Durham, DL3 7QQ

Grade II Listed Prime Town Centre Retail Premises – 1,311sq.ft. May be suitable for a variety of alternative uses (STP)

COMMERCIAL CHARTERED SURVEYORS & PROPERTY CONSULTANTS







SITUATION/LOCATION

The property fronts High Row in the heart of Darlington town centre amongst occupiers including House of Fraser, Boots Opticians, Greggs, Cooplands and Natwest amongst a diverse variety of other established businesses. The property lies adjacent to the towns covered market providing a local street food scene and approximately 100m from DL1 Leisure Complex incorporating occupiers including Nandos, Bella Italia. Tomahawk Steakhouse and Vue Cinema. All other town centre amenities are within walking distance and there are a number of public car parking facilities available close by. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Prime Grade II Listed town centre retail premises affording accommodation over three principle floor levels.

The ground floor incorporates glazed window frontage to High Row comprising an open plan and versatile sales area with timber panelled racking and return frontage to Clarks Yard. There first and second floors have traiditonally been used for ancillary office/ storage purposes but may suit a variety of redevelopment opportunities subject to obtain the requisite planning/ listed building/ statutory approvals.

TENURE

Freehold

18 St Cuthberts Way Darlington, County Durham DL1 1GB Telephone: 01325 466945

ACCOMMODATION/ TENANCY SCHDULE

Ground Floor	51.06sq.m.	550sq.ft.
First Floor	37.52sq.m.	403sq.ft.
Second Floor	33.22sq.m.	358s.ft.
Net Internal Area	121.8sq.m.	1,311sq.ft.

RATEABLE VALUE

£14,500

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates.

VAT

ТВС

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E-103







IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

