

**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)**

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## 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 traditionally 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 SCHEDULE

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

TBC

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

E-103



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