

FOR SALE – Offers in the Region of £165,000

**106-108 North Road, Darlington, Co. Durham
DL1 2EQ**

Versatile Commercial Premises – Shop/ Office/ Warehouse – 2,749sq.ft.

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SITUATION/LOCATION

The property fronts North Road on its corner with Aldam Street directly opposite Morrisons Food and Fuel Store. The property lies approximately one mile north of Darlington town centre within a mixed neighbourhood. Occupiers in the vicinity include Morrisons, Aldi, Greggs, Poundland and Jollyes amongst a diverse variety of established independent businesses including shops, offices/ professional services and leisure operators. North Road (A167) is an arterial route through the town from the A1(M). Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Two storey mixed commercial premises comprising sales, office and storage accommodation over two floors.

The property occupies a corner position being of traditional brick construction held under a multi-pitched and slate tile covered roof.

The ground floor incorporates return window frontage to North Road and Aldam Street comprising an open plan and versatile sales area with suspended ceiling. There are additional offices and stores over the ground floor with roller shutter access from the rear lane.

The first floor comprises a range of office and store rooms. The property is heated by way of a gas fired central heating system.

The property may suit a variety of business uses and/ or alternative re-development opportunities subject to any necessary planning/ statutory/ local authority consents.

TENURE

Freehold

ACCOMMODATION

Ground Floor		
Sales	45.48sq.m.	489sq.ft.
Office	25.74sq.m.	277sq.ft.
Stores/ Anc	74.64sq.m.	803sq.f.t
First Floor	109.68sq.m.	1,180sq.ft.
Net Internal Area	255.54sq.m.	2,749sq.ft.

RATEABLE VALUE

£7,200.

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the local rating authority.

VAT

TBC

VIEWING

Strictly by appointment only through agents.

EPC

D-98



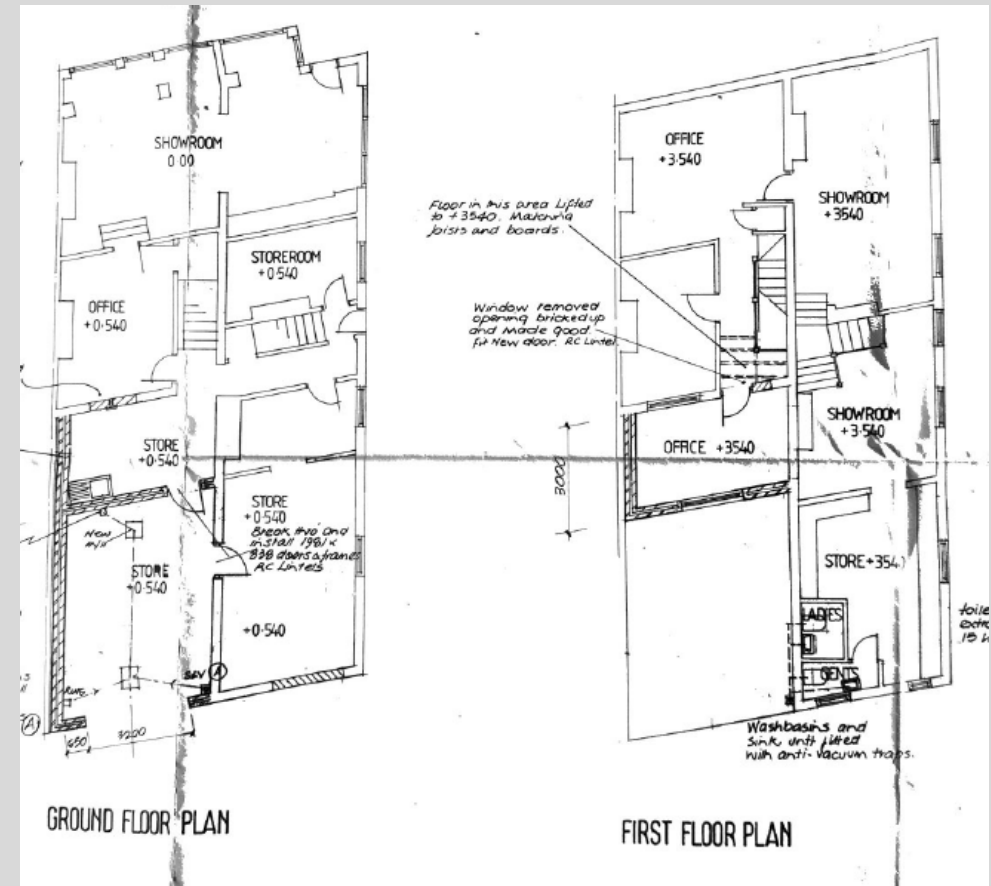
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FLOOR PLANS (for identification purposes only)



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