

**FOR SALE – Offers in the Region of £145,000**

**80 Victoria Road**

**Darlington, Co Durham, DL1 5JG**

**Well Appointed Town Centre Office with Parking – 1,067sq.ft.**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



[www.carvercommercial.com](http://www.carvercommercial.com)



## SITUATION/LOCATION

The property occupies a prominent position at the end of a terrace of similar properties fronting Victoria Road on its roundabout with St Cuthberts Way (town centre inner ring road). The immediate vicinity incorporates a diverse variety of commercial occupiers and notable businesses closeby include Sainsburys Food and Fuel Store, Barker and Stonehouse and Royal Mail amongst a range of independent businesses including professional services, offices and shops. DL1 Leisure Complex is directly opposite incorporating Vue Cinema, Nandos and Premier Inn. All town centre amenities are within walking distance and there are several public car parking facilities available close by including Beaumont Street multi-storey car park within a short walking distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Two storey Victorian office premises of traditional brick construction held under a dual pitched tile covered roof.

The offices are well appointed of a modern specification incorporating timber encased double glazed window units, fluorescent lighting and a gas fired central heating system. The offices will be freshly decorated for the incoming tenant.

There is parking for 2 vehicles at the rear.

## TENURE

Freehold

## ACCOMMODATION

Ground Floor	42.55sq.m.	458sq.ft.
First Floor	56.6sq.m.	609sq.ft.
Net Internal Area	99.15sq.m.	1,067sq.ft.

## RATEABLE VALUE

£6,900

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

## VAT

TBC

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

E-115



**18 St Cuthberts Way, Darlington,  
County Durham, DL1 1GB  
Telephone: 01325 466 945  
enquiries@carvercommercial.com**

**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. The 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.

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS