

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.

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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

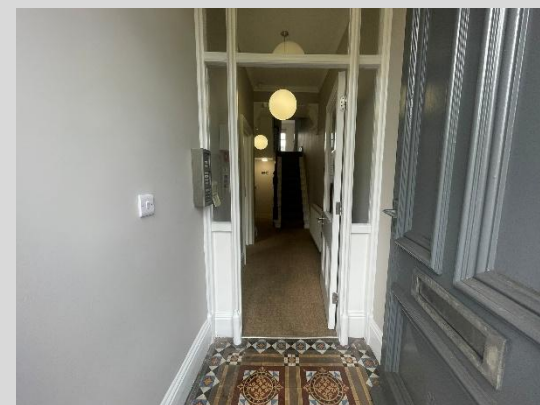
TBC

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E-115



**18 St Cuthberts Way, Darlington,
County Durham, DL1 1GB**
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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