

**FOR SALE: Offers in the Region of £265,000**

**11-12 Bondgate, Darlington,  
Co. Durham, DL3 7JE**

**Three storey town centre retail premises – 4,958sq.ft.**

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## SITUATION/LOCATION

The property occupies a prominent position fronting Bondgate in the heart of Darlington town centre. The vicinity incorporates a diverse variety of established businesses including The Old Yard Tapas Bar, Taylor's Butchers, Wheelbase, Clark Willis Solicitors, Ryman and Nationwide amongst range of other established independent businesses. All town centre amenities are within convenient 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

Three storey town centre retail premises of traditional brick construction held under a multi pitched and clay pan tile covered roof with flat section to rear.

The property incorporates expansive glazed frontage to Bondgate secured via steel security shutters. The ground floor comprises an open plan and versatile sales area over the ground floor held over split level. There is a an accessible lift serving the rear sales areas.

The first floor and second comprises a range of office/ store rooms and wcs. The upper floors are of a cellular nature with access from the ground floor sales area.

The property may suit sub-division to smaller letting units and/ or a number of re-development opportunities subject to any necessary planning / statutory / local authority consents.

## TENURE

Freehold

**18 St Cuthberts Way**

**Darlington,**

**County Durham**

**DL1 1GB**

**Telephone: 01325 466945**

## ACCOMMODATION

Ground Floor		
Main Sales	74.32sq.m.	800sq.ft.
Split Level Sales	199.42sq.m.	2,146sq.ft.
First Floor	111.96sq.m.	1,205sq.ft.
Second Floor	74.97sq.m.	807sq.ft.
Net Internal Area	460.67sq.m.	4,958sq.ft.

## RATEABLE VALUE

£30,500

Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

We are advised by our client that VAT is not applicable to the sale price.

## VIEWING

Strictly by appointment only through agents.

## EPC

C-60



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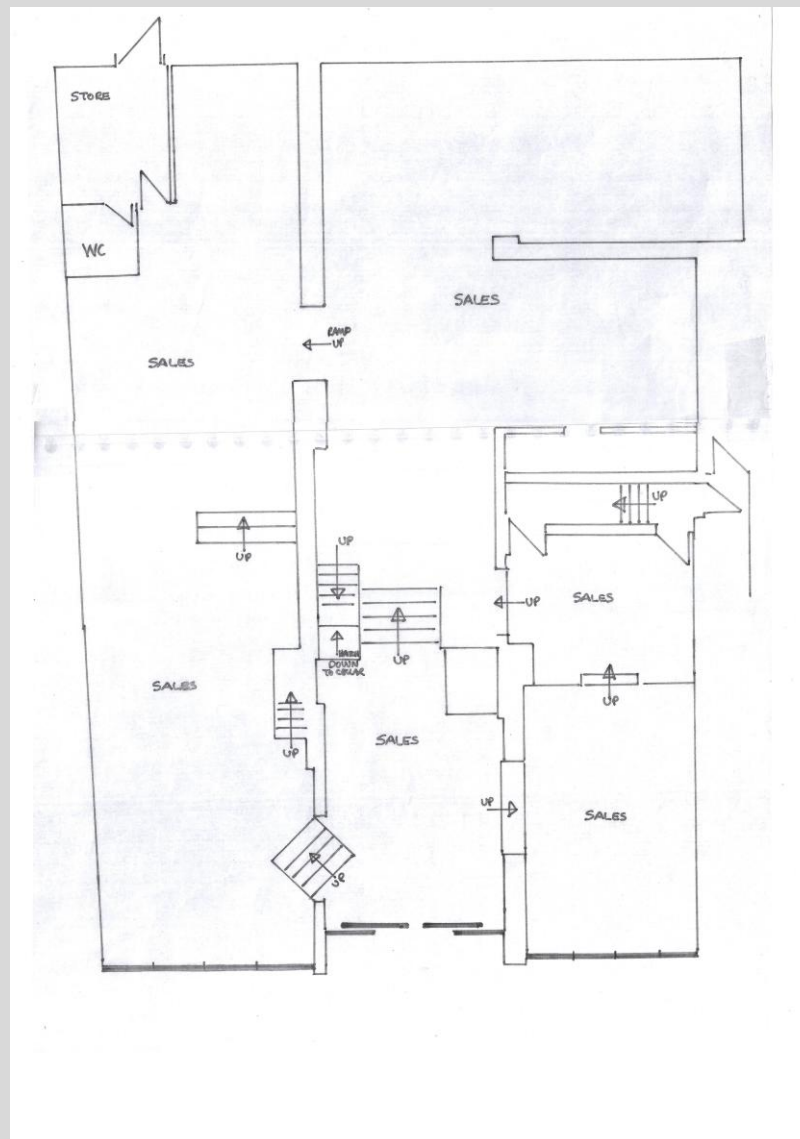


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## GROUND FLOOR PLAN



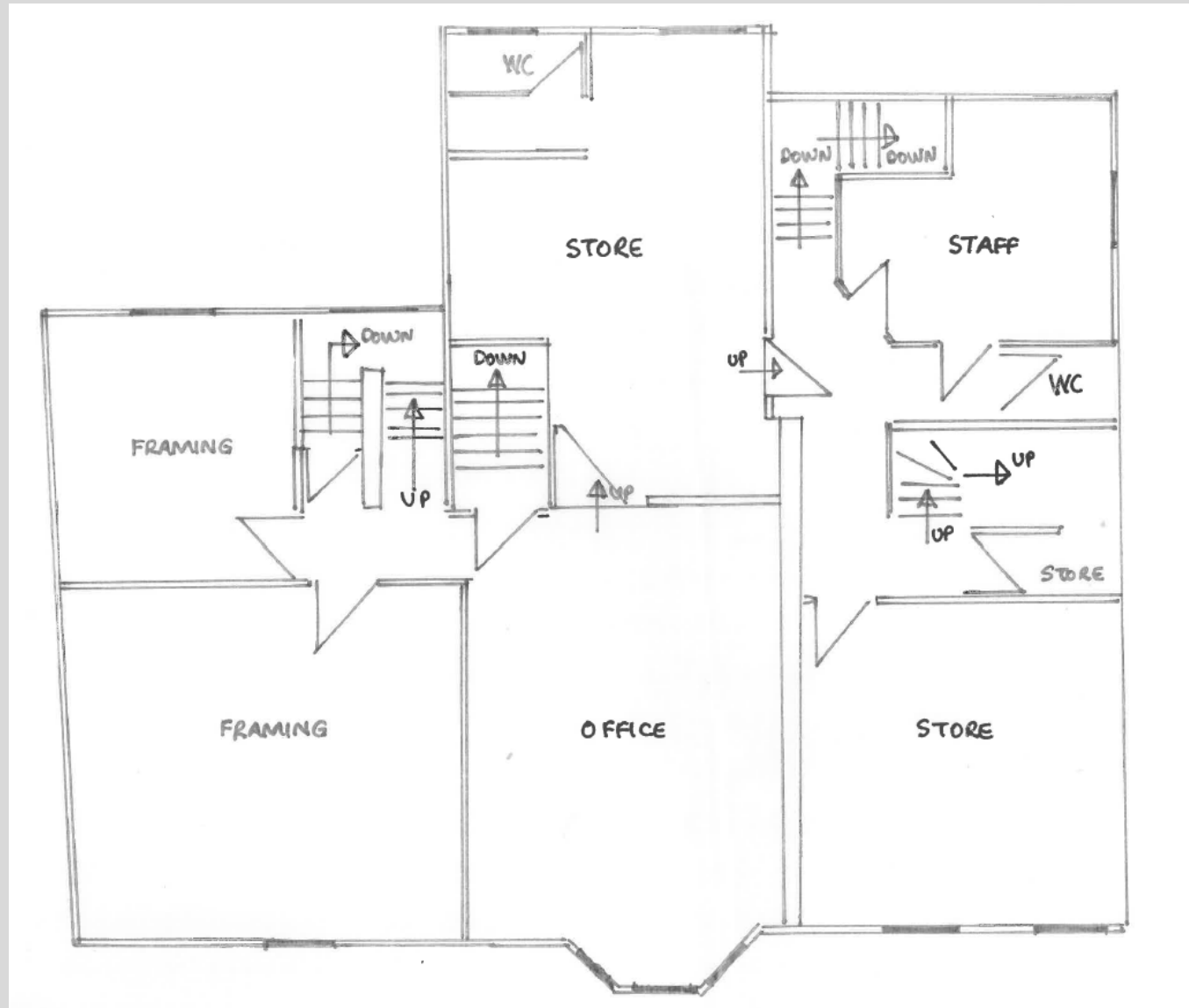
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## FIRST FLOOR PLAN



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