

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

**58 Duke Street, Darlington, Co. Durham,  
DL3 7AN**

**Three Storey Versatile Commercial Premises with Parking –1,706sq.ft.**

**CARVER**  
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## SITUATION/LOCATION

The property fronts Duke Street, a desirable commercial thoroughfare to Darlington town centre incorporating a mix of independent retailers, restaurants and professional services. All town centre amenities are within convenient walking distance and there are a number of public car parking facilities available closeby. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham benefitting from swift links across the region via the A66 and A1(M)

## DESCRIPTION

Three storey versatile commercial premises of traditional brick construction held beneath a multi pitched and tile covered roof.

The property provides accommodation over three principal floor levels incorporating bay window frontage to Duke Street. The property comprises a range of office / consultation rooms and managers accommodation across the second floor. The property is heated by way of a gas fired central heating system.

The property has most recently been occupied as Veterinary Practice (Class E) but may suit a variety of alternative uses subject to any necessary planning consents being obtained.

Externally there is parking for two vehicles at the rear.

## TENURE

Freehold

## ACCOMMODATION

Ground Floor	53.95sq.m.	580sq.ft.
First Floor	54.1sq.m.	582sq.ft.
Second Floor	50.52sq.m.	544sq.ft.
Net Internal Area	158.57sq.m.	1,706sq.ft.

## RATEABLE VALUE/ COUNCIL TAX

Current: £14,500.  
From 1<sup>st</sup> April 26: £16,000

The property currently falls within the threshold for small business relief and eligible occupiers should benefit from an element of relief from business rates (to April 2026). 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 purchase price

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

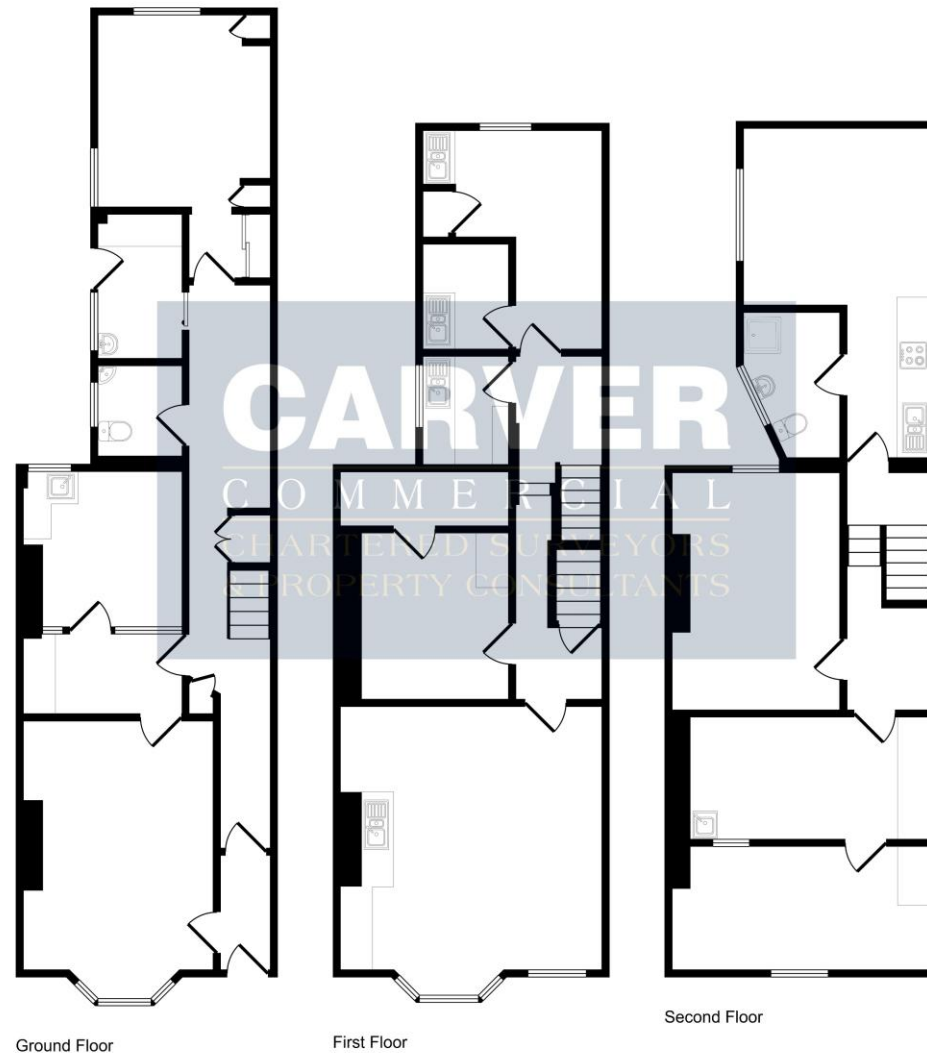
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**18 St Cuthberts Way**  
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken 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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