

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

**2 Chancery Lane, Darlington, Co. Durham,  
DL1 5QP**

**Town Centre Office Premises (part occupied) – 1,499sq.ft.**

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 **RICS**

## SITUATION/LOCATION

The property is situated within the heart of Darlington town centre with access from Horsemarket adjacent to High Row. Occupiers in the vicinity include Boyes, Sainsburys Food and Fuel Store and Goldsmiths amongst a diverse variety of local businesses around the Imperial Quarter, the towns boutique retail and leisure quarter. DL1 Leisure Complex is approximately 50m distant incorporating Vue Cinema, Nandos and Premier Inn. There are a number of public car parking facilities available in the vicinity including Beaumont St multi-storey car park directly opposite.

## DESCRIPTION

Mid-terrace town centre office premises of traditional brick construction held under a pitched and tile covered roof.

The property provides versatile office accommodation arranged over three floors with accessible ramped access from Chancery Lane.

The ground floor comprises a communal entrance hall, partitioned treatment rooms complete with sinks together with shared male/female and disabled WC's.

The first floor comprises two interconnecting offices with a shared kitchen.

There is an open plan studio on the second floor currently occupied by a local tattooist.

The property is in good decorative order incorporating UPVC double glazing, gas fired central heating, security alarm and an inter com system.

The property may suit a variety of business uses subject to obtaining any necessary planning consents.

## TENURE

Freehold

## ACCOMMODATION

Ground Floor	39.40sq.m.	424sq.ft.
First Floor	65.91sq.m.	709sq.ft.
Second Floor	33.92sq.m.	366sq.ft.
Net internal area	139.23sq.m.	1,499sq.ft.

## TENANCY SCHEDULE

	Terms
Second Floor	Tenant: Miguel Dela Cruz Term: 4-year license (from 06/10/2023) Rent: £6,600pa

## RATEABLE VALUE/ COUNCIL TAX

Ground & First Floor - £7,500.  
£7,900 (Effective from 1<sup>st</sup> April 2026)

Second Floor - £2,700.  
£2,500 (Effective from 1<sup>st</sup> April 2026)

## 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

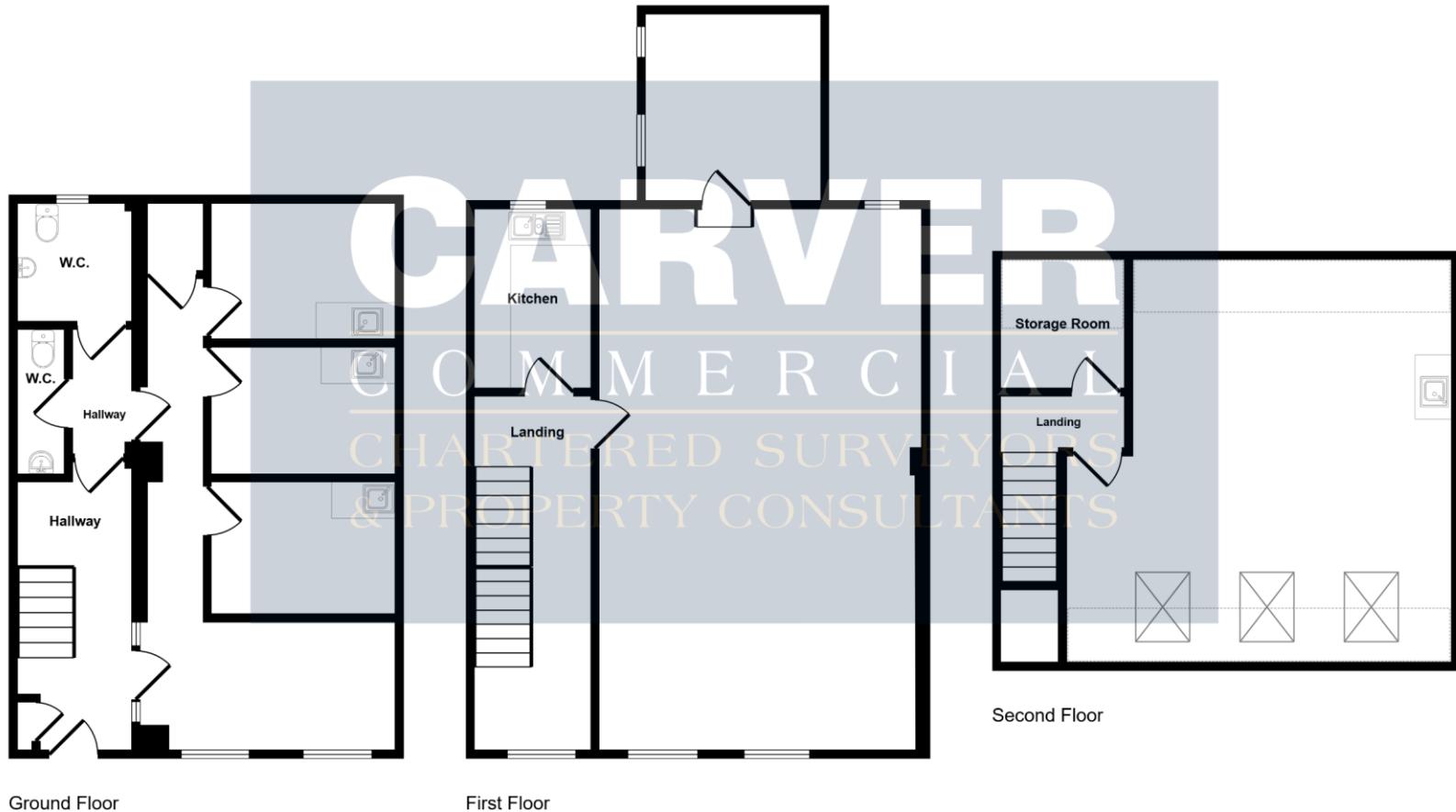
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