

**FOR SALE:- Offers in the Region of £150,000**  
**2 Duke Street, Darlington, Co. Durham,**  
**DL3 7AB**

**Freehold Town Centre Office Premises – 2,003sq.ft.**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property fronts Duke Street in the heart of Darlington's professional district. Established occupiers in the immediate vicinity include Affleck and Moffatt, Cooper and Leatherbarrow, Carver Group and Watson Woodhouse amongst a diverse variety of other businesses including shops, professional services, bars, restaurants and eateries. All town centre amenities are within walking distance and there are a number of public car parking facilities available close by. The location benefits from swift access to the town centre inner ring road in turn providing access across the region via the A66 and A(1M). Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Two storey end terrace office premises of traditional brick construction held under a multi pitched slate tile covered roof with flat section to rear.

The ground floor comprises a reception office together with a range of offices/ meeting rooms and stores. There are six offices, kitchenette and wcs on the first floor.

The property is heated by way of a gas fired central heating system and may suit a variety of business uses, or indeed alternative re-development opportunities, subject to any necessary statutory / planning consents.

## TENURE

Freehold

**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

## ACCOMMODATION

Basement	18.96sq.m.	204sq.ft.
Ground Floor	84.44sq.m.	909sq.ft.
First Floor	82.69sq.m.	890sq.ft.
Net Internal Area	170.93sq.m.	2,003sq.ft.

## AGENTS NOTE

No's 2-6 Duke Street are presently inter-connecting. Separation works will be undertaken by the Vendor prior to sale.

## RATEABLE VALUE

The property will require re-assessment for the purpose of business rates.

## VAT

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

## VIEWING

Strictly by appointment only through agents.

## EPC

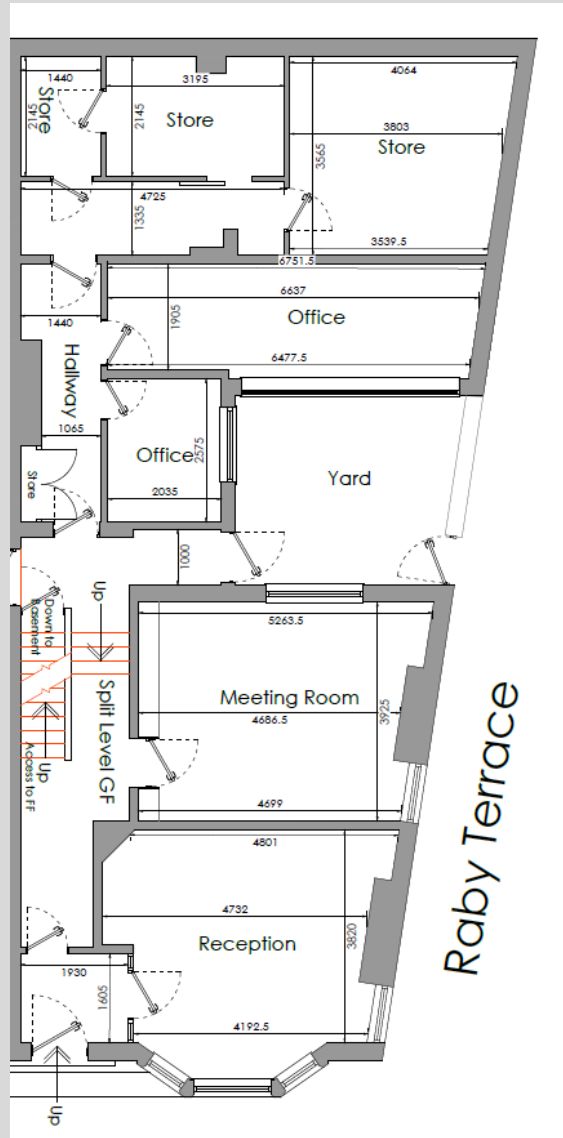
An EPC will be provided prior to sale.



**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. Carver Commercial or any joint 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.

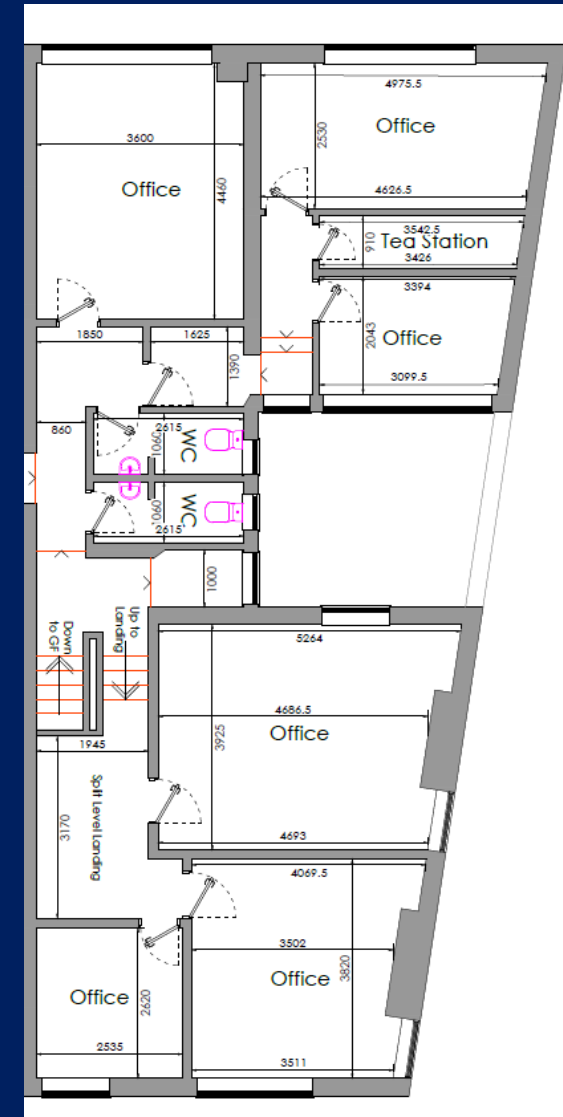
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## Ground Floor



*\*For identification purposes only*

## First Floor



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