

FOR SALE – Offers in the Region of £200,000

Eskdale Street, Darlington, Co. Durham, DL3 7DE

Town Centre Development Opportunity – 4,588sq.ft.

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SITUATION/LOCATION

Eskdale Street lies adjacent to Duke Street forming part of a predominantly residential terrace amongst Darlington's professional district. Established occupiers in the vicinity include Sainsburys Local, Kleek Academy 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 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.

PREMISES

End terraced commercial premises of traditional brick construction held under a multi pitched and pan tile covered roof with flat section to rear.

The property provides a mixture of open plan and cellular accommodation held over ground and first floor.

The property is in basic shell condition incorporating UPVC double glazing in parts. There is vehicular access from the rear via up and over door.

DEVELOPMENT POTENTIAL

The property may be suitable for a variety of re-development opportunities, particularly residential conversion or re-instatement for commercial use, (subject to obtaining any necessary statutory approvals).

Our clients have previously taken pre-application advice from Darlington Borough Council whereby it was suggested that a conversion for office/residential use would be acceptable in principle (7-8 units).

TENURE

Freehold

ACCOMMODATION

Gross Internal Area Approx. 426.42sq.m. (4,588sq.ft.)

(Measurements taken from historic marketing material).

RATEABLE VALUE

£9,700

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Authority.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSEET RATING

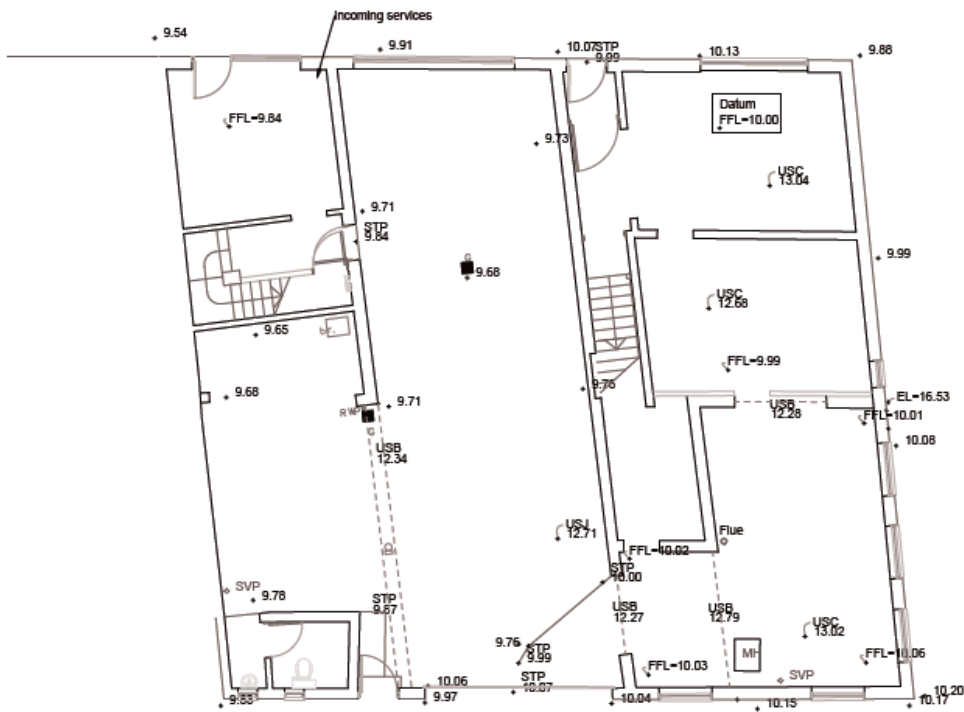
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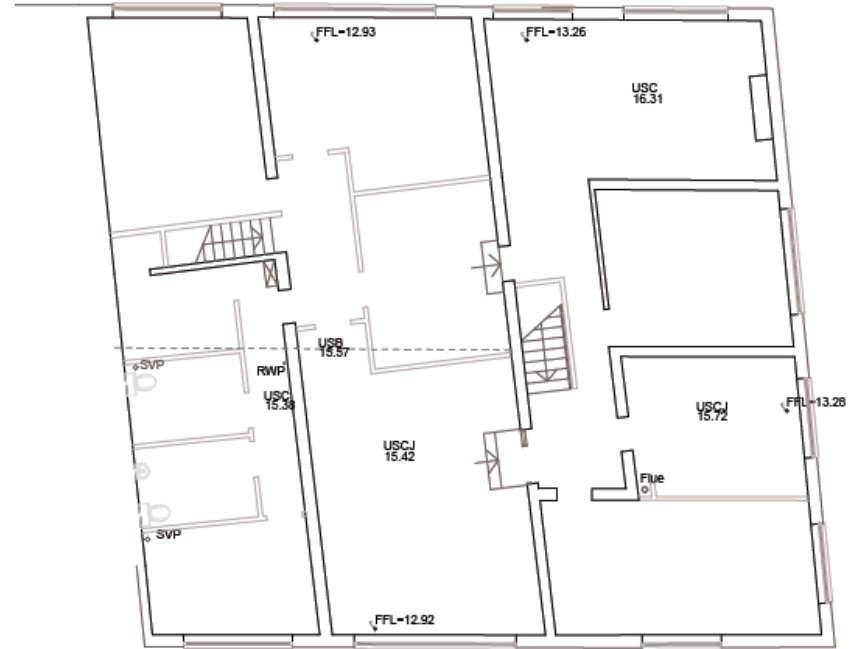
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Ground Floor Layout



1st Floor Layout

**For identification purposes only*

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