

**FOR SALE – Offers in the Region of £195,000**

**Darlington Spiritualist Church, Denmark Street,  
Darlington, Co. Durham, DL3 0LP**

**Former Place of Worship with Development Potential (STP) – 4,574sq.ft.  
(Not Listed)**

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## SITUATION/LOCATION

Denmark Street lies adjacent to North Road (A167) approximately 1.5 miles north of Darlington town centre. The vicinity is a densely populated mixed neighbourhood incorporating amenities including Denmark Street pharmacy, Morrisons Food and Fuel Store and a diverse variety of local businesses including shops, retailers and professional services. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Former Spiritualist Church comprising a substantial former place of worship comprising 3 principal components:-

The Main Church Building (Former School) fronts Denmark Street. It is of traditional brick construction held under a multi pitched slate tile covered roof. The accommodation comprises a kitchen/ breakout area with meeting room and wcs on the ground floor. There is a large open plan meeting hall on the first floor.

The Main Church Hall is single storey held beneath a dual pitched slate tile covered roof. The accommodation comprises an open plan meeting hall with partition entrance/ ancillary accommodation.

The Former Cottage can be accessed via the meeting room forming a number of office/ meeting rooms held over ground and first floor.

There is a central courtyard at the rear. The property is **NOT listed**

## DEVELOPMENT POTENTIAL/ ALTERNATIVE USE

The property may suit a variety of alternative business uses or re-development opportunities subject to obtaining any necessary statutory/ local authority/ planning consents.

## TENURE

Freehold

## ACCOMMODATION

	GF (sqft)	FF (sqft)	Total (sqft)
Former School	675	1,103	1,778
Church Hall	1,933	-	1,933
Former Cottage	324	539	863
Net Internal Area			4,574

## RATEABLE VALUE

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

## VAT

TBC

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

Exempt



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