

FOR SALE – Offers in the Region of £145,000

78 Victoria Road

Darlington, Co Durham, DL1 5JG

Well Appointed Town Centre Office with Parking – 1,066sq.ft.

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SITUATION/LOCATION

The property occupies a mid-terrace position fronting Victoria Road on its roundabout with St Cuthberts Way (town centre inner ring road). The immediate vicinity incorporates a diverse variety of commercial occupiers and notable businesses closeby include Sainsburys Food and Fuel Store, Barker and Stonehouse and Royal Mail amongst a range of independent businesses including professional services, offices and shops. DL1 Leisure Complex is directly opposite incorporating Vue Cinema, Nandos and Premier Inn. All town centre amenities are within walking distance and there are several public car parking facilities available close by including Beaumont Street multi-storey car park within a short walking distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Two storey Victorian office premises of traditional brick construction held under a dual pitched slate tile covered roof.

The offices are well appointed with a modern specification incorporating UPVC double glazing and suspended ceilings in each of the offices with fluorescent lighting to the ground floor offices and LED to the first floor offices.

The property benefits from a gas fired central heating system and has two WC's on the first floor.

There is parking for 2 vehicles at the rear.

TENURE

Freehold

**18 St Cuthberts Way, Darlington,
County Durham, DL1 1GB**
Telephone: 01325 466 945
enquiries@carvercommercial.com

ACCOMMODATION

Ground Floor	51.03sq.m.	549sq.ft.
First Floor	48.09sq.m.	517sq.ft.
Net Internal Area	99.12sq.m.	1,066sq.ft.

RATEABLE VALUE

£8,800

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

VAT

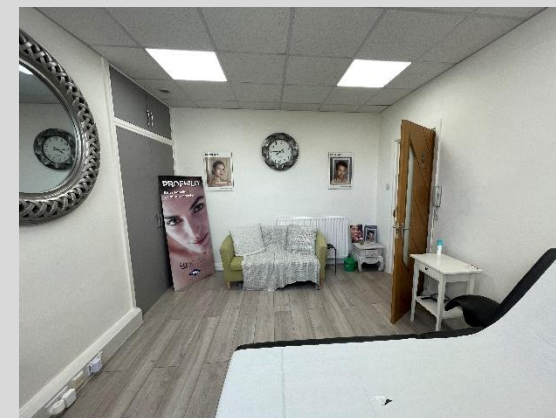
TBC

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-71



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