

**FOR SALE – Price £199,000 for quick sale**

**King Street  
Darlington, DL3 6JH**

**Mixed Commercial/Residential Re-development Opportunity**

**CARVER**

COMMERCIAL

CHARTERED SURVEYORS  
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## SITUATION/LOCATION

The site is situated within Darlington Town Centre adjacent to the Queen Street public pay and display car park and opposite the Queen Street Shopping Centre. All town centre amenities are within convenient walking distance. Access is via the inner ring road off St Augustines Way closeby which provides a good road links to major arterial routes throughout the region.

## THE PROPERTY

The site presently comprises two adjacent brick buildings historically used as bars/restaurants and occupying a site of approximately 496.3sq.m. (5,340sq.ft.).

## DEVELOPMENT PROPOSAL

The development proposal has been presented to Darlington Borough Council as a pre-application to submitting a formal planning application. Correspondence is available upon request which supports the scheme in principle.

## DESCRIPTION

The total development is circa 13,000sq.ft. gross internal area comprising ground floor 3,250sq.ft. commercial unit (or split into two commercial units) together with three upper floors comprising 9 two bedroom apartments and 3, one bedroom apartments (four apartments per floor). The proposal incorporates lift access for the apartments, drawings are available upon request.

## TENURE

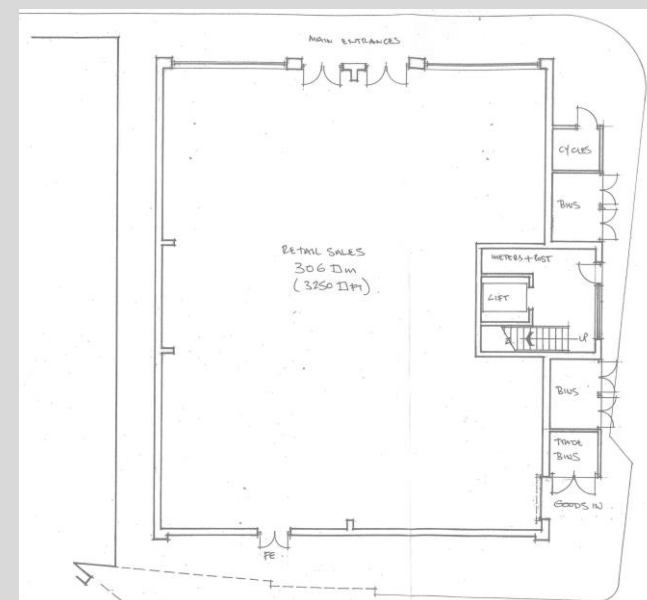
Freehold

## VAT

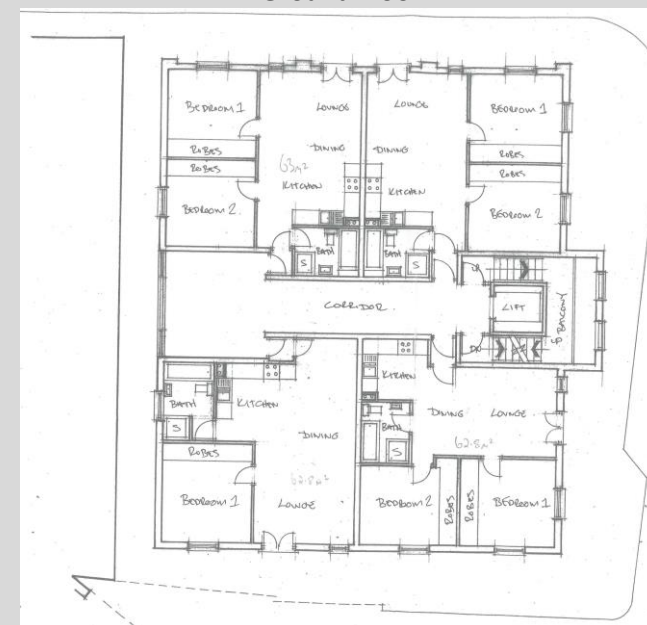
Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.



Ground Floor



First Floor

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

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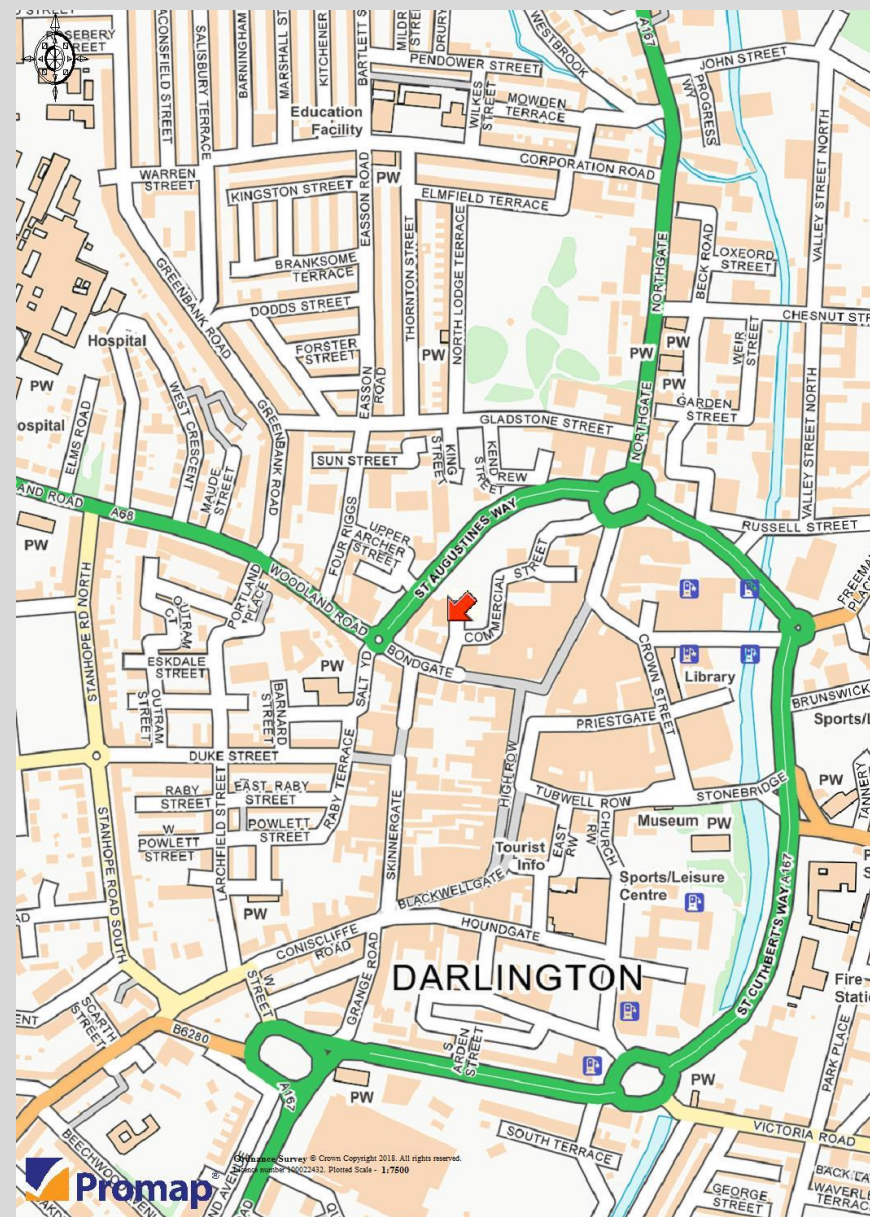
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