

**FOR SALE – Guide Price £1.25 million**

**Dr Piper House**

**King Street, Darlington, DL3 6JL**

**Substantial detached office building – with pp for residential conversion to upper floors for 30 apartments Total NIA 2,644.6 sq.m. 28,466 sq.ft.**

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## SITUATION/LOCATION

Dr Piper House is situated adjacent to the town centre inner ring road (St Augustines Way) and within walking distance of Darlington town centre and local amenities. Darlington affords good transport links via North Road (A167) a main arterial road and the inner ring road linking to the regional and national motorway network. The main line railway station is approximately 1 mile distant providing regular services to London Kings Cross (2 hours 20 mins) and Edinburgh (fastest journey time approx. 2 hours) Durham Tees Valley International Airport is approximately 5.6 miles.

## PREMISES

A detached office building with accommodation arranged over 3 floors in total. The ground floor is fitted out as a medical centre with the upper floors arranged to provide versatile office space. The building benefits from a passenger lift. Externally there are 41 marked parking bays to the front with barrier access/egress. To the rear of the property is a further car park which can accommodate up to approximately 24 cars with barrier access. To the front there are three entry points to the building and there is CCTV and external security lighting.

## ACCOMMODATION

The offices provide the following accommodation and approximate dimensions:-

Ground Floor	1011.08sq.m.	10,883sq.ft.
First Floor	988.75sq.m.	10,643sq.ft.
Second Floor	644.74sq.m.	6,940sq.ft.
<b>Total NIA</b>	<b>2,644.6sq.m.</b>	<b>28,466sq.ft.</b>

## TENURE

Freehold

## PLANNING PERMISSION

The upper floors were granted local authority consent for conversion to 30 apartments .Ref 18/00998/PA There is potential to increase this number to 65 total apartments incorporating the ground floor space ( former D1 use) and upper floors extension subject to LPA approvals.

Total Site Area Approximately .82 acre

## RATEABLE VALUE

The Valuation Office Agency website presently lists the rateable value for the whole property with effect from April 2017 at £168,000.

## 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.

## ENERGY PERFORMANCE ASSET RATING

The building presently has an EPC rating of D-100.

## VIEWING

Strictly by appointment only through agents.

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