

development land
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industrial premises

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



FOR SALE

Freehold

Three Storey Office Premises

**Potential for Re-development subject to any necessary
consents**

**123 Victoria Road, Darlington, Co Durham,
DL1 5JH**

Price Reduced to £69,950

Net Internal Area 119.05sq.m. (1,280.98sq.ft.)



www.carvercommercial.co.uk

SITUATION/LOCATION

The property is situated at the head of Victoria Road adjacent to Darlington Main Line Railway Station and approximately 0.5 miles from Darlington town centre. The location is a well established business location and incorporates occupiers including Rowlands Pharmacy, Sainsburys Local and Bathroom World all additional town centre amenities are within walking distance including the recently completed Feethams Leisure Complex incorporating occupiers including Nandos, Prezzo and Vue Cinema. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough with convenient travel links via the A66 and A1M.

PREMISES

Mid terraced office premises with attractive decoration facade. The property affords versatile office accommodation arranged on three storeys together with a rear yard and outhouse. Internally the accommodation is predominantly open plan and includes kitchen/wc facilities.

The property may be suitable for a variety of re-development opportunities particularly residential conversion or a mixed scheme subject to any necessary planning consents.

ACCOMMODATION

The accommodation briefly comprises:-

Lower Ground Floor

Offices and kitchenette

46.38sq.m. (499.05sq.ft.)

Ground Floor

Two offices 35.25sq.m. (379.29sq.ft.)

First Floor

Two offices 37.42sq.m. (402.64sq.ft.)

TENURE

Freehold

RATEABLE VALUE

Our research from the Valuation Office Agency website shows the current rateable value effective from 1st April 2010 at £6,400. The draft rateable value effective from 1st April 2017 is £7,900. Small business relief may be available for eligible

occupiers. Interested parties should take up further enquiries with the local authority.

VAT

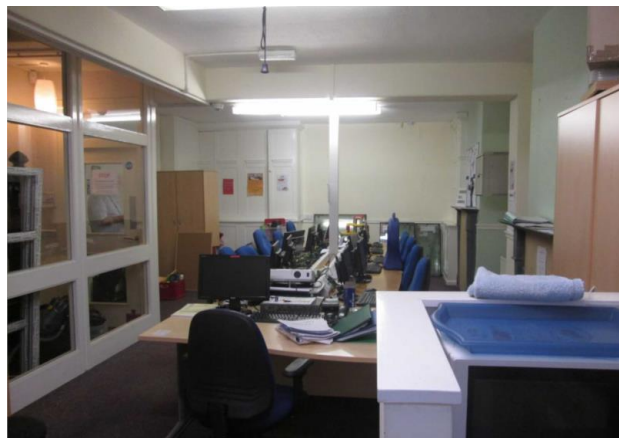
Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

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