

FOR SALE – Offers in the Region of £150,000

**Upper Floors, 4-6 Horsemarket
Darlington, DL1 5PW**

Town Centre Development Opportunity - Planning Consent for 11 Apartments

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SITUATION/LOCATION

The premises are situated above Pizza Hut on Horsemarket adjacent to the Market Square in the heart of Darlington town centre adjoining High Row and Blackwellgate. The immediate vicinity incorporates a wide variety of occupiers including House of Fraser, Goldsmiths, Boyes and the recently completed Feethams Leisure Complex incorporating Nandos, Bella Italia and Premier Inn. All other town centre amenities are within walking distance and there are a number of public and on street parking facilities available closeby. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle with swift access across the region via the A66 and A1M.

PREMISES

The property is accessed at ground level from Horsemarket comprising first, second and third floors of this attractive Grade II Listed town centre property. The property is of traditional construction with white painted render to elevations under a pitched and tile covered roof. Internally the accommodation is arranged to provide a range of offices/ stores with circulation areas and WCs.

DEVELOPMENT POTENTIAL

The property has planning consent for conversion to provide 11 apartments Planning Ref: 17/00893/CU

TENURE

Freehold

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

ACCOMMODATION

Total Net Internal Area Approx.
465.9sq.m. (5,013sq.ft.)

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-

4 Horsemarket	£3,550
5-6 Horsemarket	£13,000
Pt 2 nd floor 5-6 Horsemarket	£6,600
3 rd Floor 5-6 Horsemarket	£2,100

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.

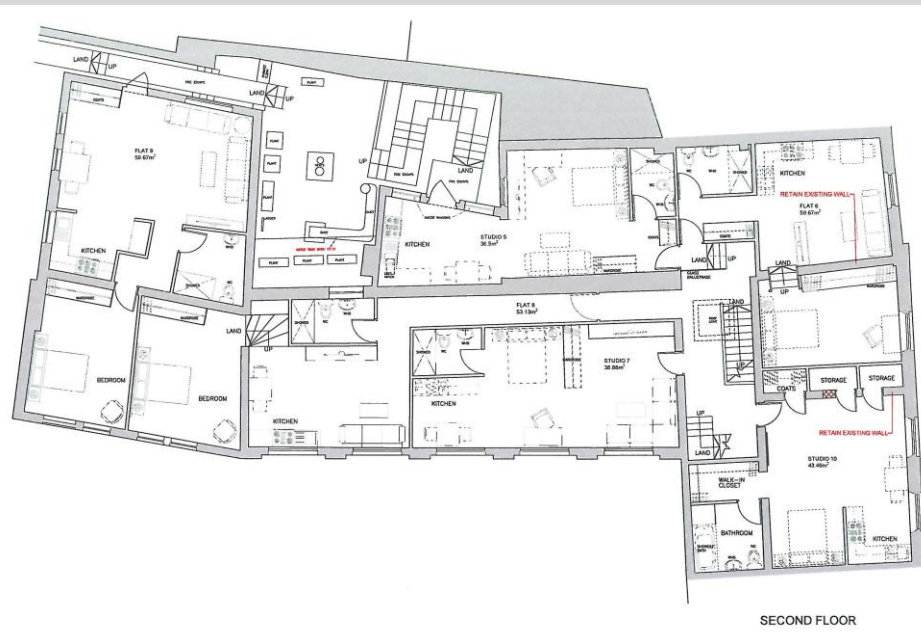
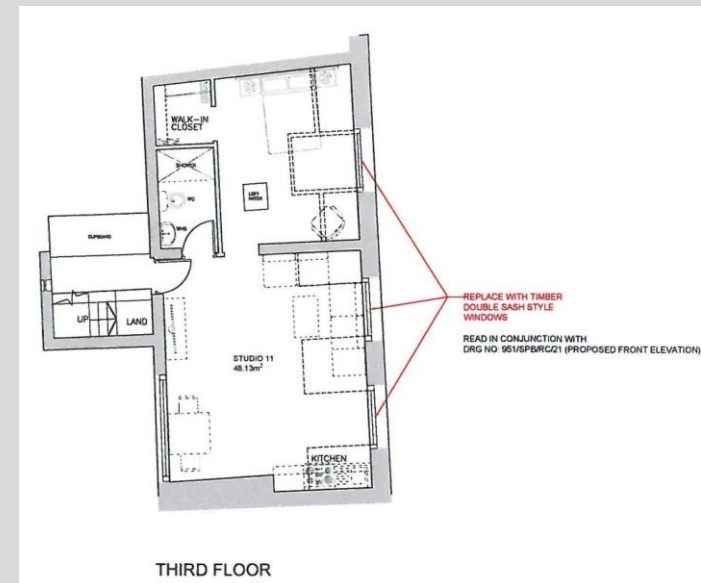
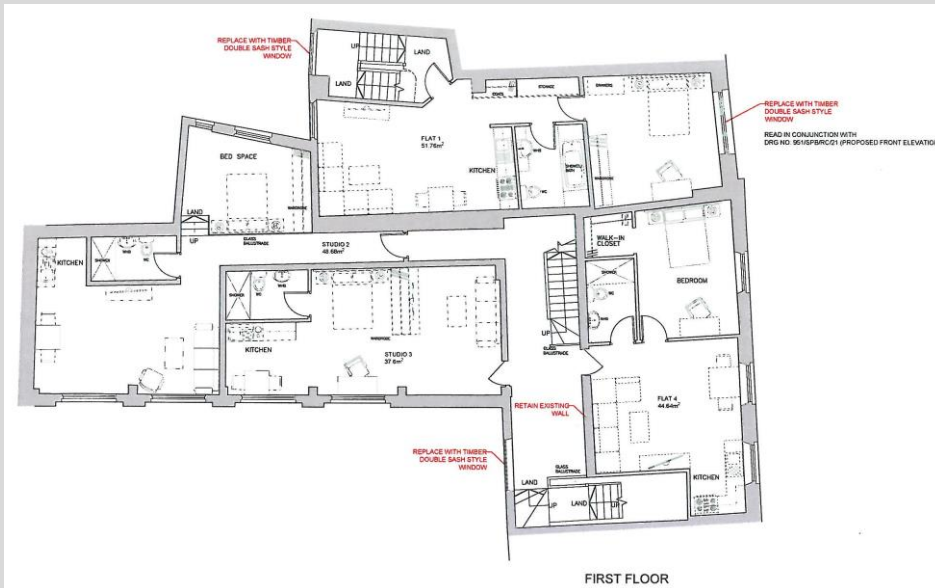
ENERGY PERFORMANCE ASSET RATING

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IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

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