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**FOR SALE**  
Freehold

**Single Garage**  
**R/O 161 Northgate, Darlington, DL1 1TZ**

**Offers in the Region of £20,000**  
**Gross Internal Area 34.97sq.m. (376.28sq.ft.)**



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## **SITUATION/LOCATION**

The garage is situated to the rear of 161 Northgate (North Road) on the fringe of Darlington town centre. The immediate vicinity incorporates a wide variety of largely commercial occupiers including Quick Fit, The Wood Floor Company and Machine Mart amongst a range of other businesses. The location affords swift transport links to the A66 and A1M to surrounding areas. Darlington is approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## **PREMISES**

The property is an attached single storey garage of predominantly block construction with steel frame support under a mono pitched and felt covered roof. There is pebble dashing to external elevations and the property is accessed via timber double doors.

## **ACCOMMODATION**

The accommodation briefly comprises:-

Gross internal area    34.97sq.m. (376.28sq.ft.)

Min height 3.14m

Max height 3.67m

## **TENURE**

Freehold

## **RATEABLE VALUE**

To be assessed.

## **AGENTS NOTE**

The garage presently forms part of 161 Northgate. We are advised by our client that, on agreeing a sale, he will arrange to separate the legal title and utilities/services to the garage.

## **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**

EPC exempt.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Carver Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.