

**FOR SALE – Offers in the Region of £49,950**

**Secure Compound, Adjacent to Wooler Street  
Darlington, Co Durham, DL1 1RQ**

**Fenced and Surfaced Compound Approx. 724sq.m. (0.18 acres)**

**CARVER**  
COMMERCIAL  
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## SITUATION/LOCATION

The site is situated adjacent to North Road (A167) off Wooler Street and behind Odeon Cinema approximately 0.5 miles north of Darlington town centre. The vicinity is a densely populated mixed location incorporating a diverse variety of commercial occupiers including Machine Mart, Hertz, North East Mobility and On-Spec Opticians amongst a range of other established businesses. The location provides swift links to A1M and A66 to surrounding commercial districts. Darlington lies approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## PREMISES

The site is of an irregular shape surfaced with compacted hard standing and securely fenced bound by the River Skerne to the west.

There are no services.

Total Site Area Approx. 724sq.m.  
(Approximate measurement taken from Promap Mapping Service)

## 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.



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

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