

CARVERS
COMMERCIAL & SURVEYING

325 North Road, Darlington, DL1 3BL

Mixed Use Commercial Premises – Shop and Flat
(Vacant Possession)

Freehold Offers in the Region of £105,000

SITUATION/LOCATION

The property fronts North Road (A167) within a densley populated residential area incorporating a variety of local amenities and commercial services. Established occupiers in the vicinity include Salvation Army and Morrison's Daily amongst a diverse variety of local businesses. The property lies approximately two miles north of Darlington town centre and benefits from swift transport links across the region with links to the A1(M) at Newton Aycliffe (J58) and the A66 within a short driving distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

PREMISES

Two storey mixed use premises comprising a ground floor retail premises and flat. The property is of traditional brick construction held under a pitch slate roof incorporating glazed window frontage to North Road benefitting from electric security shutters.
The ground floor premises comprises a versatile sales area, and two storage/ancillary rooms to the rear.
The first floor flat is separately accessed from North Road comprising a kitchen, sitting room, two bedrooms and a bathroom.
There is a yard to the rear of the property with access to an external storage building (originally a garage) with access onto the rear lane. This area has power and water.

TENURE

Freehold

VIEWING

Strictly by appointment

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor Shop	53.51 sq.m.	576 sq.ft.
First Floor Flat	43.38 sq.m.	467 sq.ft.
Storage Building	39.53 sq.m.	425 sq.ft.

AGENT NOTE:-
Measurements are on a Net Internal basis.

RATEABLE VALUE / COUNCIL TAX

Shop: £4,700
Flat: A
The shop falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to 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.

ENERGY PERFORMANCE ASSET RATING

Shop: C-53
Flat: D















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