

CARVERS
COMMERCIAL & SURVEYING

67 Duke Street, Darlington, DL3 7SD

Versatile Commercial Premises with Parking – 1,770 sq.ft.

Offers In the Region of £170,000

SITUATION/LOCATION

The property fronts Duke Street, a desirable commercial thoroughfare to Darlington town centre incorporating a mix of independent retailers, restaurants and professional services. All town centre amenities are within convenient walking distance and there are several public car parking facilities available close by.
Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham, benefiting from swift links across the region via he A66 and A1(M).

PREMISES

Versatile commercial premises of traditional brick construction held beneath a multi pitched and tile covered roof.
The property provides accommodation over two principle floor levels incorporating bay window frontage to Duke Street. The property comprises a range of office rooms across the ground floor and first floor with additional storage/ ancillary space available in the basement and attic. The property is heated by way of a gas fired central heating system.
The property has most recently been occupied as an office (Class E) but may suit a variety of alternative uses subject to any necessary planning consents being obtained.

Externally there is parking for 2/ 3 cars.

TENURE

Freehold

ACCOMMODATION

The accommodation briefly comprises:-

Basement	21.81sq.m.	235sq.ft.
Lower Ground Floor	20.55sq.m.	221sq.ft.
Ground Floor	40.06sq.m.	431sq.ft.
Lower First Floor	12.67sq.m.	136sq.ft.
First Floor	41.20sq.m.	443sq.ft.
Attic	28.12sq.m.	302sq.ft.
Net Internal Area	164.41sq.m.	1770sq.ft.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2026 as follows:- £16,250

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

To be confirmed







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