

**FOR SALE – Price £145,000**

**321-323 North Road, Darlington Co. Durham,  
DL1 3BL**

**Former Commercial Premises with Development Potential STP  
Planning Permission for two large flats - 3,344sq.ft.**

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## SITUATION/LOCATION

The property fronts North Road (A167) at it's junction with Thompson Street West within a densely populated residential area incorporating a variety of local amenities and commercial services. Established occupiers in the vicinity include Salvation Army, Coop Convenience and Rowlands Pharmacy 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.

## DESCRIPTION

Substantial two storey corner premises of traditional brick construction held beneath a pitched slate tile covered roof with flat felt section to rear.

The property is presently arranged to provide a vacant ground floor (basic shell state) with large first floor apartment. The property is heated by way of a gas fired central heating system and predominantly incorporates UPVC double glazed window units. There is roller shutter access from Thompson Street providing parking for one vehicle.

The property may suit a variety of re-development opportunities subject to obtaining any necessary planning / statutory consents.

## TENURE

Freehold

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

## ACCOMMODATION

The property has been measured on a Gross Internal Area basis:-

Ground Floor	163.01sq.m.	1,754sq.ft.
First Floor	147.7sq.m.	1,590sq.ft.
Gross Internal Area	310.71sq.m.	3,344sq.ft.

## COUNCIL TAX

Flat @ 321: Band A

## VAT

We are advised by our client that VAT is not applicable to the purchase price.

## VIEWING

Strictly by appointment only through agents.

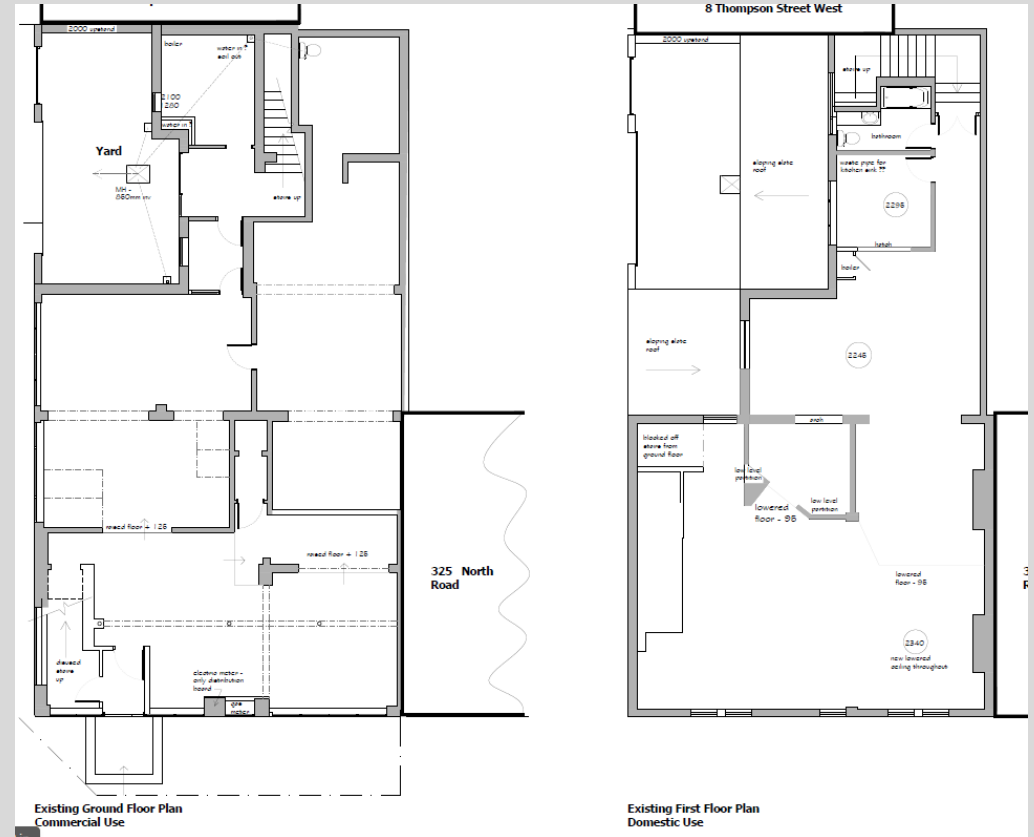
## ENERGY PERFORMANCE CERTIFICATE

E-101

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**\*For identification purposes only**

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