

FOR SALE (MAY LET) – Offers in the Region of £115,000

**14 Elwin Lane (R/O Victoria Road), Darlington,
Co. Durham, DL1 5RX**

Two Storey Town Centre Offices – 980sq.ft.

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SITUATION/LOCATION

Elwin Lane lies adjacent to Victoria road on the periphery of the Imperial Quarter (Grange Road), the towns boutique eating, retail and leisure quarter. The vicinity incorporates a diverse variety of professional occupiers including Handelsbanken, Freeman Johnson and Modus Smart Subsea Services amongst others including Sainsburys Food and Fuel Store, Boyes and Goldsmiths. All town centre amenities are within walking distance including a number of public car parking facilities. The location provides swift access to the town centre inner ring road in turn linking with the A66 and A1(M) 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

Detached two storey office premises of traditional brick construction held under a dual pitched tile covered roof.

The ground floor comprises three offices, kitchen and wc. There are two offices, store and wc on the first floor.

The offices are heated by way of electrically operated wall mounter heaters.

TENURE

Freehold

ACCOMMODATION

Ground Floor:	46.27sq.m.	(498sq.ft.)
First Floor:	44.79sq.m.	(482sq.ft.)
Net Internal Area:	91.06sq.m.	(980sq.ft.)

RATEABLE VALUE

Ground Floor:	£4,150
First Floor:	£5,100

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

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 ASSET RATING

D-90



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

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