

FOR SALE – Offers in the Region of £135,000

**20 Skinnergate,
Darlington, Co. Durham, DL3 7NJ**

Grade II Listed Retail Premises with Parking – 1,519sq.ft.

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SITUATION/LOCATION

The property fronts Skinnergate in the heart of Darlington town centre. Established occupiers in the vicinity include Savers, Greggs and Queensway Dental amongst a diverse variety of other established businesses including shops, professional services, bars, restaurants and eateries. All town centre amenities are within convenient walking distance and there are a number of public car parking facilities available close by. The location benefits from swift access to the town centre inner ring road in turn linking with the A66 and A(1M) across the region. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Grade II Listed three storey commercial premises of traditional brick construction held beneath a multi pitched slate roof with flat section to rear.

The ground floor incorporates attractive glazed frontage comprising an open plan and versatile sales area with partition office. There is a suspended ceiling with integrated LED lighting.

The upper floors are accessed from the rear comprising a number of cellular office / store rooms that may suit a variety of re-development opportunities (including residential conversion) subject to obtaining any required Local Authority, Planning, Listed Building etc. consents.

We are advised by our client that the property has a right to park two vehicles at the rear.

TENURE

Freehold

ACCOMMODATION

Ground Floor	49.83sq.m.	536sq.ft.
First Floor	47.22sq.m.	508sq.ft.
Second Floor	44.1sq.m.	475sq.ft.
Net Internal Area	141.15sq.m.	1,519sq.ft.

RATEABLE VALUE

£10,000

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

VAT

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

VIEWING

Strictly by appointment only through the Agent.

ENERGY PERFORMANCE ASSET RATING

E-109



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