



**Mayfair Road**

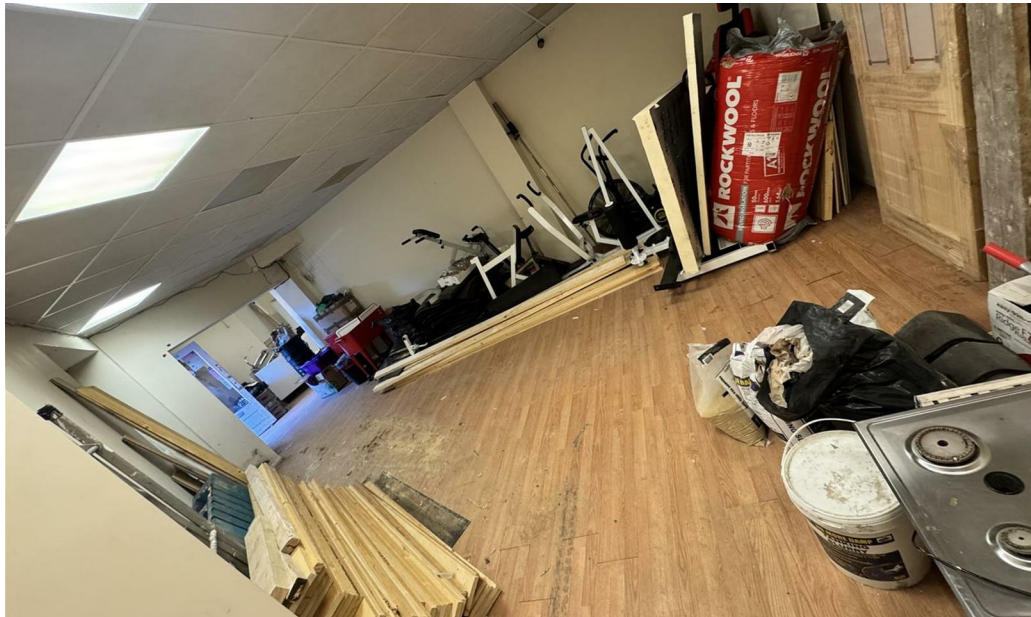
Darlington DL1 3AJ

**By Auction £90,000**



**Venture**  
PROPERTIES





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# Mayfair Road

Darlington DL1 3AJ



- Prime Harrowgate Hill Location
- Ideal Investment Opportunity

- Versatile For Development
- Viewing Highly Recommended

- Includes Commercial Shop Unit
- Excellent Travel & Transport Links

Prime Harrowgate Hill Investment Opportunity – Retail & Residential Premises with Development Potential

For sale via secure sale online bidding – terms and conditions apply.

Nestled on Mayfair Road in the desirable Harrowgate Hill area of Darlington, this mixed-use property at 23-25 Mayfair Road (DL1 3AJ) presents an excellent opportunity for investors, developers, or those seeking a versatile live/work space.

Currently comprising a large commercial shop unit with a self-contained 1-2 bedroom flat, the property is in need of refurbishment, making it ideal for those looking to add value through modernisation or redevelopment.

Property Features

- Commercial Unit
  - o Spacious shop with shuttered frontage.
  - o Rear kitchen and toilet facilities.
  - o Rear yard access.
  - o Previously operated as a convenience store.
- Residential Flat

- o Separate entrance and small side garden.
- o Flexible layout: 3 rooms + kitchen + bathroom.
- o Comfortable living space suitable for rental or owner-occupation.
- Development Potential
  - Continue as shop with flat above.
  - Convert to two self-contained flats (subject to planning permission).
  - Explore the potential to add an additional floor, creating multiple flats.
- Location Highlights
  - Prime Harrowgate Hill location, a popular residential area with excellent local amenities.
  - Strong transport links into Darlington town centre and surrounding areas.
  - Attractive to both residential tenants and local businesses.
- Additional Information
  - Flat Council Tax: Valuation Band A.
  - Shop: Rateable Value £6,300.

This property offers significant scope for refurbishment and redevelopment, making it a versatile and lucrative investment opportunity.

## Commercial Unit

Upvc door to front.

## Kitchen/Bathroom Facilities

## Rear Yard

## Residential Flat

## Three Rooms

Lounge 13'04 x 12'00 - Upvc double glazed windows to front, fireplace, storage and radiator.  
Bedroom One - Upvc double glazed windows to front, fireplace, storage and radiator.  
Bedroom Two 10'06 x 11'06 - Upvc double glazed window to front, storage and radiator.

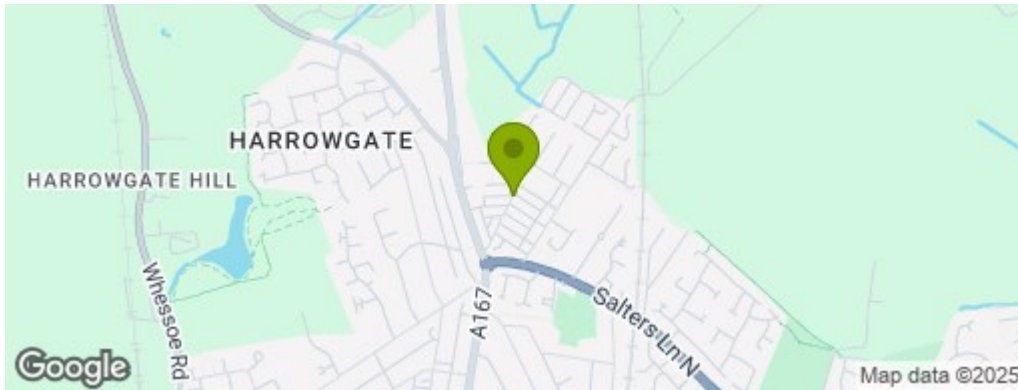
## Kitchen

Upvc double glazed window to rear, fitted with wall and base units, stainless steel sink with mixer tap, part tiled walls, radiator and vinyl flooring.

## Bathroom/W.c

Upvc double glazed obscure window, panelled bath with shower over, low level w.c and wash hand basin. Fixed worktop for vanity.

## Small Side Garden



## Property Information

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