

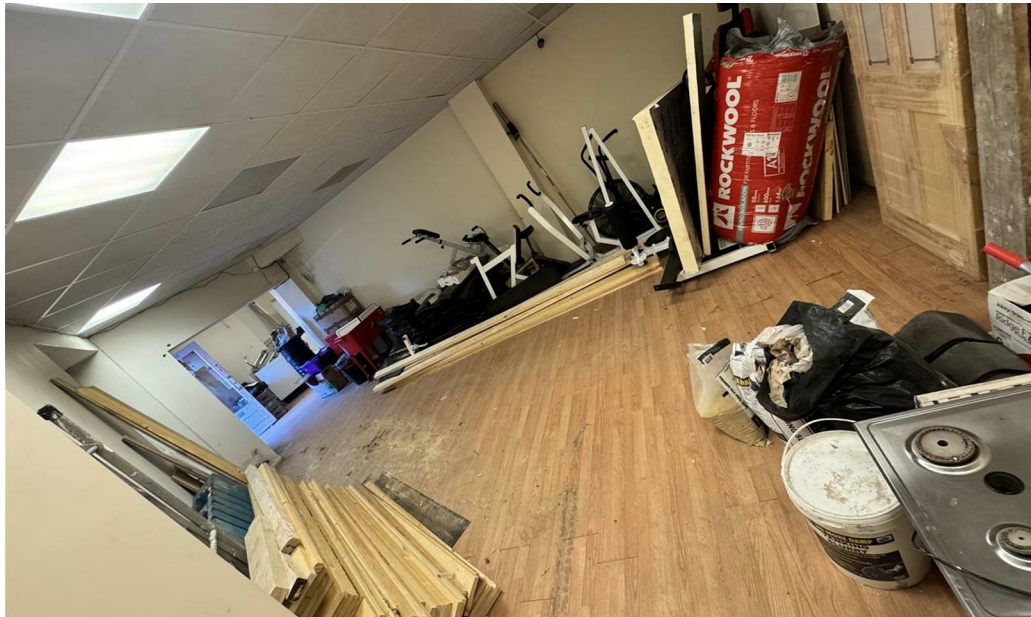


Mayfair Road

Darlington DL1 3AJ

By Auction £80,000





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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.

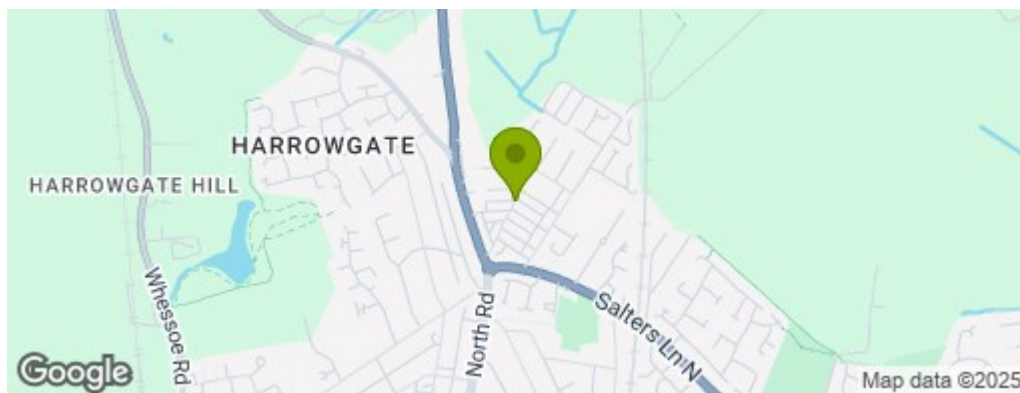
Kitchen

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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