



# For Sale

## Development Opportunity

Former Co-operative Buildings  
206 North Road  
Darlington  
DL1 2EN

- Former Co-operative Buildings
- Prominently located on A167 (North Road)
- Previous use Retail/Dance Studio/Garage
- Gross Internal Area **5,346 ft (496.64 m2)**
- Freehold site totalling approx. **0.212 acres**
- To be sold with full Vacant Possession

Head Office  
51 Frederick Street  
Sunderland SR1 1NF  
Regulated by RICS

## Location

The town of Darlington is located approximately 10 miles West of Stockton on Tees and 21 miles South of Durham. The property is located at the prominent junction of North Road and Askrigg Street approximately 2 miles North of Darlington Town Centre.

Darlington has benefited from recent major investment having been selected by the government that the town will be home to the new Treasury building which is to be constructed within the town centre creating a significant number of new jobs.

## Description

The property comprises two main elements held under 2 separate freehold titles.

The main part of the site comprises a former Co-operative store with frontage to North Road of approximately 24.5 m and is held under **Title No DU125194** being 2 storeys in height and in recent years has been subdivided to create a large corner retail showroom plus two further smaller retail units. On the first floor there are two large rooms formerly been used as leisure/dance studios one accessible from within the larger showroom and the other having its own self-contained access from North Road. To side of the building is a loading and enclosed external yard area which is currently overgrown. The freehold title also includes the forecourt areas to the front and sides of the property.

Adjoining the property at the rear is a strip of land to the rear accessed from Askrigg Street comprising single storey garage and held under separate freehold **Title No: DU7065**.

The entire site has a total area of approximately **0.212 acres**.

## Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Gross Internal Area	2317	215.25
Garage Store	367	34.09
<b>First Floor</b>		
Gross Internal Area	2392	222.22
<b>TOTAL AREA</b>	<b>5346</b>	<b>496.64</b>
<b>Externally</b>		
Forecourt areas to front and side and grassed and enclosed overgrown area to rear		

## Tenure

We are advised the property is held under 2 separate freehold titles

- 206 North Road **Title number DU125194** edged red on the attached plan.
- Lockup Garage to Askrigg St **Title number DU70652** edged blue on the attached plan.

## Asking Price

Offers are invited in the region of **£300,000 (three hundred thousand pounds)** for the entire property which is to be sold with full vacant possession. Our clients preference is to deal with offers of an unconditional nature.

## Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

## Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

## VAT

Figures quoted exclude VAT where chargeable.

## Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£14,000**. The Uniform Business Rate for the Rates Year 2022/2023 is 49.9p (RV under £51,000). If necessary, a written request should be made to the Local Authority for confirmation.

## Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

## Disclaimer

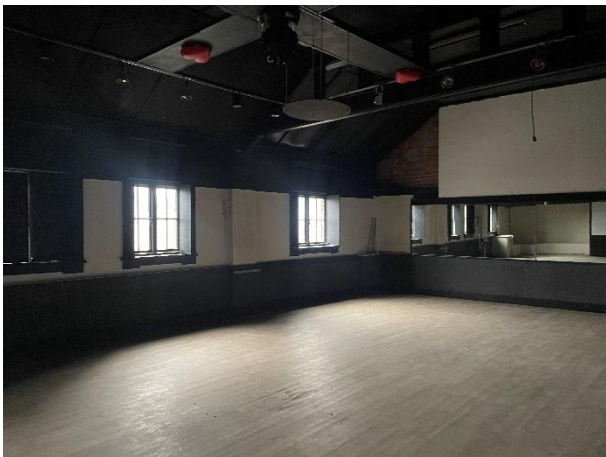
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

## Ref

DC1128

## EPC

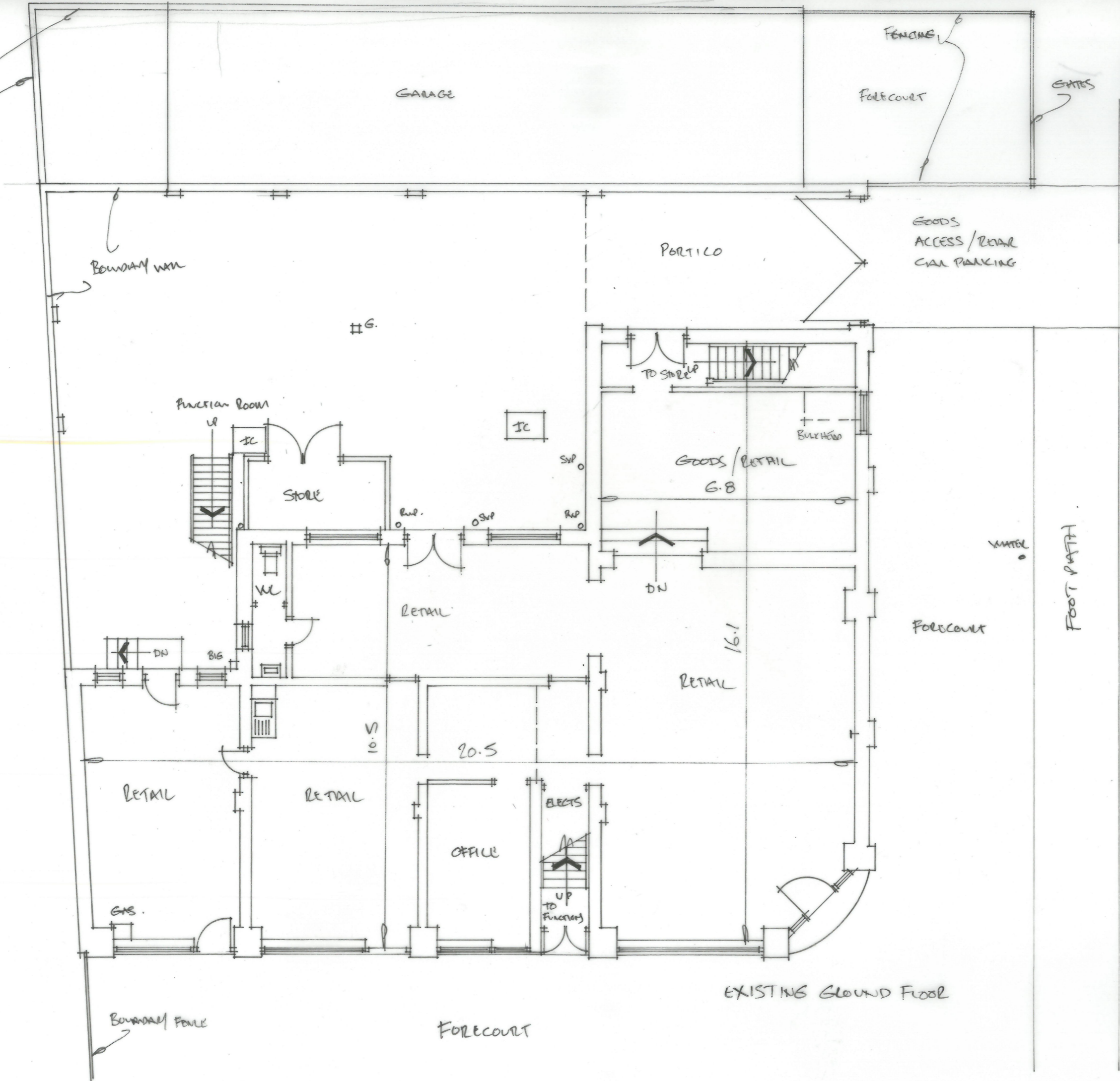
Not Applicable



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BOUNDARY WALLS



GOODS  
ACCESS / REAR  
CAR PARKING

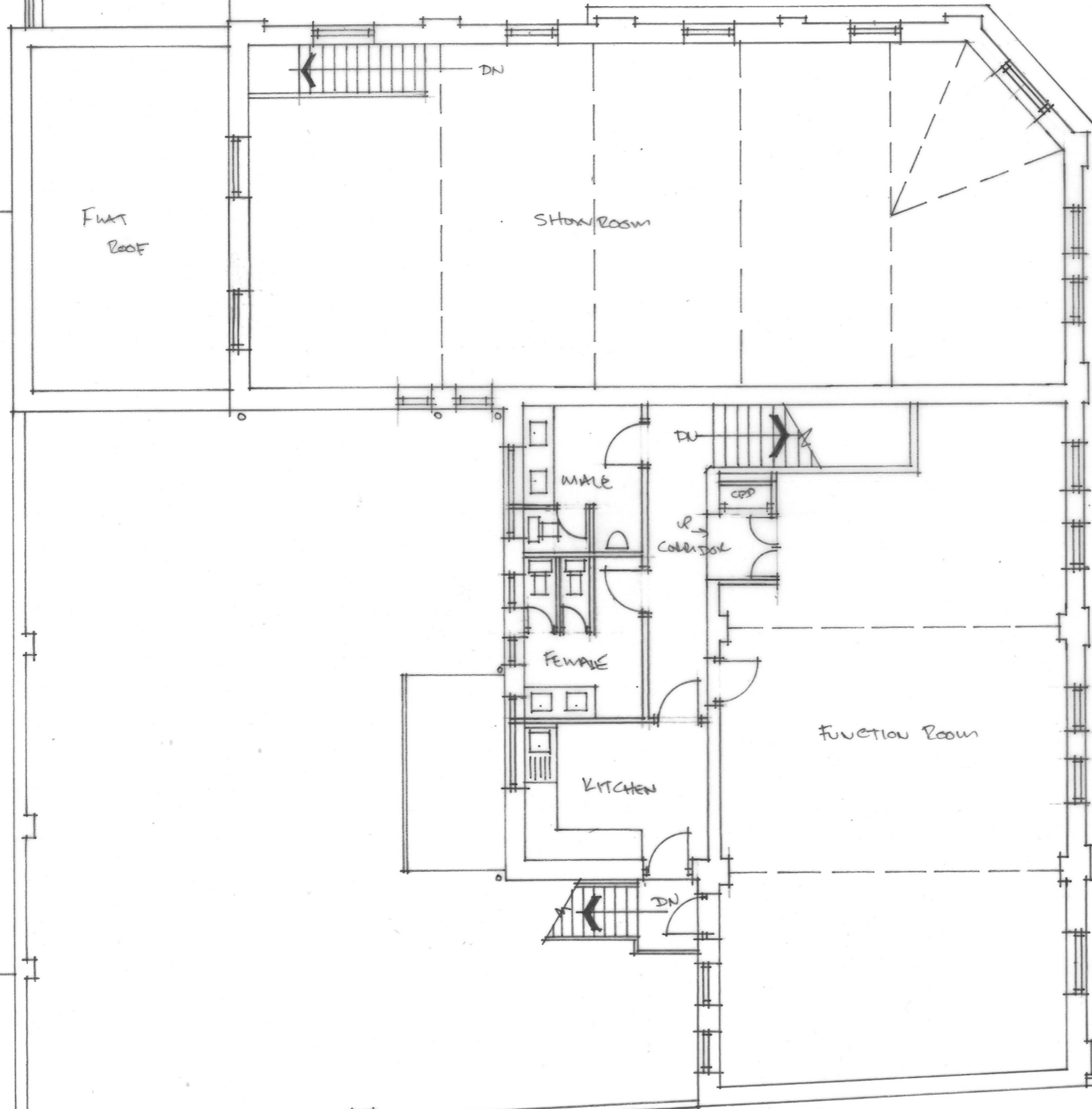
ASKRIGG  
STREET

EXISTING LAYOUT PLAN  
AT GROUND FLOOR 1:100  
234 m (2518 FT)

EXISTING GROUND FLOOR

BOUNDARY FENCE

FORECOURT



EXISTING FIRST FLOOR PLAN 1:100



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