

Lot 2

Sale by Mortgagee

58 Duke Street, Darlington,

Durham DL3 7AN

GUIDE PRICE: £110,000



THREE STOREY BUILDING ARRANGED AS OFFICES

This period mid terrace building provides office accommodation over three floors in a traditional room layout with supporting staff facilities arranged to provide three offices, WC and staff kitchen facilities on each of the three floors. Situated on the north side of Duke Street which is one of the principal access routes by foot into the Town Centre within an established commercial and residential area, the property is within short walking distance to The Cornmill Shopping Centre. Other nearby traders include a range of estate agents, financial and legal service operators as well as a range of clothing and food retailers. The property will be of interest to investors and owner-traders.

ACCOMMODATION

Second Floor: Offices, WC & Kitchen facilities; 52 m2 (563 sq ft)

First Floor: Offices, WC & Kitchen facilities; 48 m2 (526 sq ft)

Ground Floor: Offices, WC & Kitchen facilities; 52 m2 (566 sq ft)

Outside: 3 car parking spaces

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Darlington Borough Council. Tel: 01325 388088

Total Rateable Value (2nd Floor): £3,750

Total Rateable Value (Gnd/1st Floor): £8,900

VIEWING TIMES

By appointment through the Auctioneers

VAT

Please refer to the Special Conditions of Sale

BUYERS FEE

There is an increased buyers fee of £750 inclusive on this lot

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN