



Tenure
Freehold.

Location
Darlington is an attractive and well established market town, serving a population of some 100,000, situated about 20 miles west of Middlesbrough and 18 miles south of Durham in the North East of England. The town is situated on the A68, 3 miles east of the A1(M) Junction 58, and also enjoys excellent mainline rail links to London King's Cross (2 hours 20 minutes) and Edinburgh (2 hours). The property is situated on the west side of the pedestrianised Skinnergate within the town centre. Occupiers close by include Age UK (adjacent), Argos, Cash Converters, Pizza Express, Greenwoods, H&T Pawnbrokers and Oxfam, in addition to many local traders.

Description
This Grade II listed property is arranged on ground and two upper floors to provide a ground floor shop together with ancillary accommodation to the upper floors. There is also a covered terrace to the rear at first floor level. The property benefits from loading access to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	7.85 m	(25' 9")
Net Frontage	6.90 m	(22' 8")
Shop Depth	36.15 m	(118' 7")
Built Depth	51.30 m	(168' 4")
Ground Floor	358.0 sq m	(3,852 sq ft)
First Floor	238.0 sq m	(2,560 sq ft)
Second Floor	94.4 sq m	(1,016 sq ft)
Total	690.4 sq m	(7,428 sq ft)

Tenancy
The property is to be offered VACANT.

VAT
Please refer to the Special Conditions of Sale.

Documents
The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate
For EPC Rating please see website.

Darlington

12 Skinnergate

County Durham

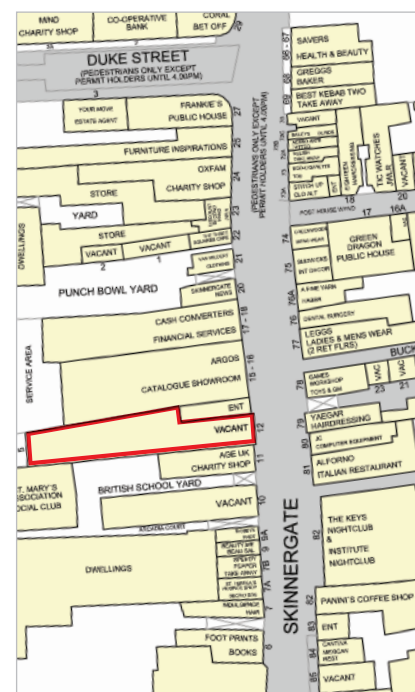
DL3 7NJ

- **Grade II Listed Freehold Vacant Shop**
- Comprises 690.4 sq m (7,428 sq ft) of accommodation over three floors
- Pedestrianised town centre location
- Asset management opportunity

Vacant

On the instructions of P Mayo MRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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