



## Retail in DL1

North Road, Darlington, Durham, DL1 2EQ

**£110,000** Starting Bid

Tenure

**Freehold**

Garage parking

## Property features

- ✓ Shop Premises with Two Bedroom Flat Above
- ✓ North Road Area of Darlington
- ✓ Perfect For Travel & Transport Links
- ✓ All Amenities Close At Hand
- ✓ Council Tax Band A

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

This is an ideal opportunity to purchase a mixed-use property comprising a ground floor shop and a well-proportioned two-bedroom residential flat, situated in the sought-after North Road location close to a range of local amenities.

The commercial unit benefits from an attractive shop frontage, providing excellent visibility and footfall potential, along with useful rear rooms offering additional storage or workspace.

The residential apartment offers excellent accommodation, comprising a spacious living area, fitted kitchen, two well-sized bedrooms, and a bathroom. The layout provides comfortable living space, making it ideal for owner-occupiers or as an investment opportunity.

Please note we have not inspected this property.

Price: Starting Bid £110,000

Property Type: Retail

Business Type: Other/Unspecified

Parking: Garage, On Street

## Location

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## Accommodation

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## Tenure

DU359333 - Freehold

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## EPC

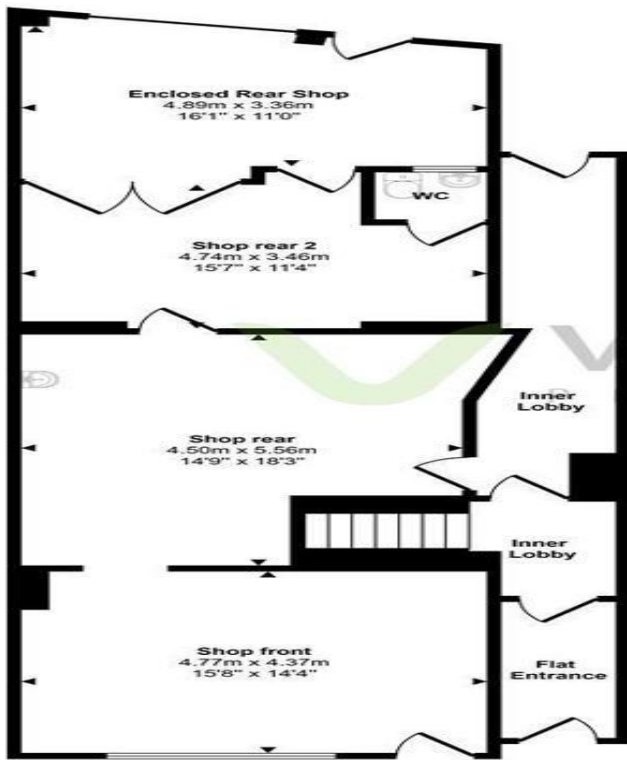
Rating D and F, full reports available on request.

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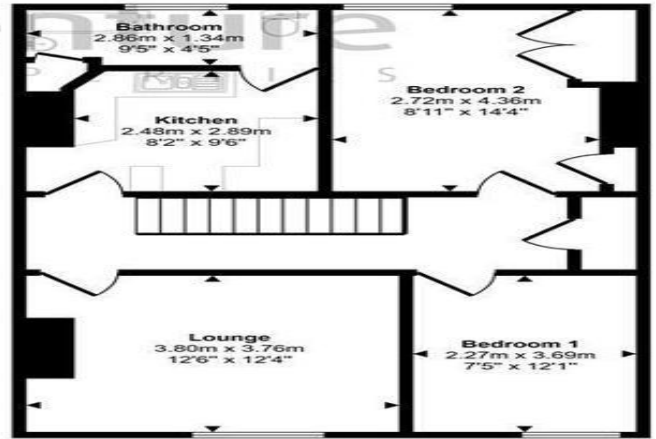
## Additional information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment

Approx Gross Internal Area  
165 sq m / 1775 sq ft



Ground Floor  
Approx 103 sq m / 1106 sq ft



First Floor  
Approx 63 sq m / 673 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

North Road, Darlington, Durham, DL1 2EQ

Contact your local branch today for more information on this property:

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.co.uk**

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