

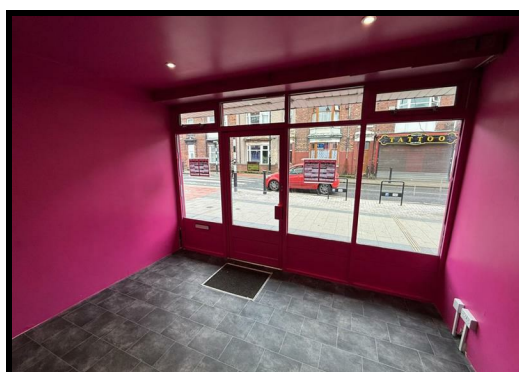


89 Victoria Road, Darlington £700 Per Month

Commercial Property To Let - Situated in a prominent position on Victoria Road within the popular market town of Darlington we welcome to the rental market a ground floor retail unit with display frontage to the High Street. Internally to the ground floor, the premises has a spacious sales area, a fully equipped kitchen which is owned by the current tenant. The kitchen equipment may be left under separate negotiation with the tenant. There is a basement area which provides useful storage. There is also a domestic kitchen area and a room which has a low level WC. The premises would be suitable for a range of retail uses or other uses subject to the necessary consents. We would recommend viewings at the earliest opportunity to avoid disappointment.

Victoria Road is known for its diverse range of shops, cafes, and amenities, providing a lively atmosphere that attracts both locals and visitors alike. The surrounding community is well-established, offering a supportive environment for new ventures. With excellent transport links and accessibility, this location is perfect for those looking to establish or expand their business presence.

In summary, this commercial property on Victoria Road is a rare find, offering a fantastic opportunity to thrive in a dynamic and well-frequented area of Darlington. Don't miss the chance to make your mark in this vibrant community.



89 Victoria Road, Darlington

General Remarks

A fantastic opportunity has arisen to rent a ground floor retail unit which has been recently let out as a hot food take away.

Occupying a most pleasing position on Victoria Road in Darlington

Location

Conveniently situated on Victoria Road, the property is located a few minutes walk from Darlington main line railway station. The area is an established business and retail location with the main town centre amenities and public car parking facilities within walking distance.

Kitchen Area

15'3" x 14'0"

The property is fitted with a commercial kitchen. The commercial kitchen is owned by the current tenant. The kitchen equipment is not included in the let but can be negotiated separately with the current tenant.

Shop Area

20'0" x 12'7"

A spacious sales area with a large window with display frontage to the high street.

Basement Area

The basement area provides useful storage. There is also a domestic kitchen and a room with a low level WC.

