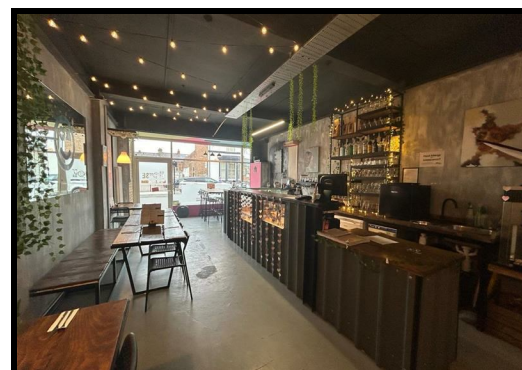
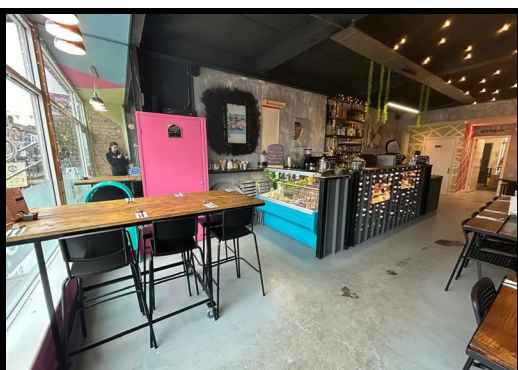




## 53 Duke Street, Darlington Asking Price £150,000

A superb opportunity has arisen to acquire a ground floor retail unit with display frontage to the High Street pleasantly situated on Duke Street in Darlington. The property is situated in a prominent position in Darlington's town centre. Immaculately presented throughout in brief this property is comprised of a spacious shop, a rear storage area, a kitchen and a cloakroom. The property benefits from a rear yard with a roller shutter door. Duke Street is considered to be one of the most vibrant streets in Darlington town centre with extremely good passing foot flow. The property would be suitable for a variety of uses subject to the necessary consents. We would welcome viewings at the earliest opportunity to avoid disappointment.



# 53 Duke Street, Darlington

## Sales Area

34'5" x 14'5"

A spacious sales area with display frontage to the High Street.

## Rear Storage Area

15'1" x 8'2"

A rear storage area.

## Kitchen

5'3" x 10'6"

The kitchen is fitted with a range of floor units with contrasting worktops incorporating a sink and drainer.

## Cloakroom

A cloakroom fitted with a low level WC.

## Rear Yard

A rear yard with a roller shutter door.

