



## 2 - 8 Clarks Yard, Darlington, DL3 7QH

Unique Opportunity to acquire one of the oldest buildings in the famous "Yards" of Darlington Town Centre.

- £22,380 per annum income with further potential for development
- Over 250 years old dated 1767
- Unused 2nd floor and basement potential
- Income producing Asset Management/Development opportunity
- Grade II Listed
- Darlington's infamous "Clarks Yard"
- Alternative uses (STP)
- [///venues.wizard.goods](http://venues.wizard.goods)



Summary

Available Size	3,706 sq ft
Price	Offers in the region of £415,000
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
EPC Rating	EPC exempt - Listed building

Description

The property comprises currently five small retail/workshop units over ground and first floors the building was constructed in 1767 over 250+ years old, one of very few left of "old Darlington" featuring traditional brick/block walls and a pitched roof. This property was last on the market around 40 years ago and in the early 1990's, substantial lovingly redevelopment works were carried to match and enhance its Grade II listed status to bring into modern standard at the time for commercial use. Units 2, 6 & 8 are located on the ground floor and provide space ranging individually from 231 – 352 sqft, with their own wc or staff areas. These units have their own entrance doors, trading as a Gent's barbers, Gift shop (opening in May 25) and a Cheese & Wine shop.

The first floor provides a further two commercial units a Beauty parlour/Saloon and a Tattoo studio, these units share an internal first floor WC and and storage area. There is further unutilised space that has never been developed by the current owners on the second floor, which runs the whole length of this parade of units as well as unused basement space that may be able to be used for commercial use. All units are let producing £22,380 per annum, this site offers opportunities to refurbish or redevelop with substantial scope for further rental increases .

Property Highlights / Amenities

- Build Status: 2nd Hand - Existing

Location

The whole building shares pedestrian access to the wider Clark's yard just off High Row, providing limited vehicle access for deliveries, through the adjoining narrow access paths onto Skinnergate Road, this building does dominate and is a very attractive and the main building situated in Clarks Yard. The property is located in the heart of Darlington's Town business center and approx. no more than a 1 mile west of Darlington Main line train station, this building is situated within a well-established traditional retail/leisure area of the Town.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	Building Type	Size	Tenure	Price
Building	Building	Retail	3,706 sq ft	For Sale	£425,000

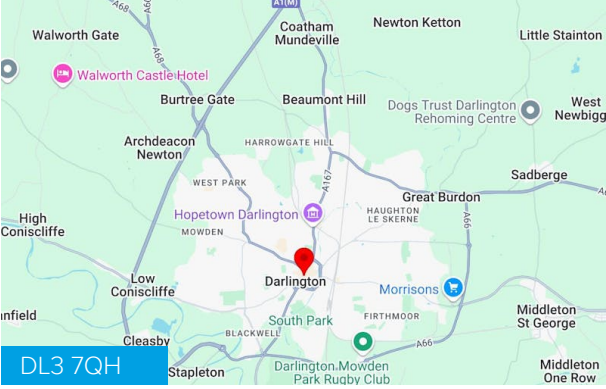
VAT

We have been informed that this building has not been elected for VAT purposes.

Legal

Each party to pay their own legal fees incurred in this transaction

Anti-Money Laundering



Viewing & Further Information



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