



# For Sale / May Let

## Valley Street North, Darlington DL1 1LF

- **Jewson branch unaffected**
- Surplus stockyard site
- Site area c 0.7 acres
- Hard standing
- Fully fenced secure site
- Access off Valley Road South
- Town Centre fringe location
- Suitable for a variety of uses, subject to planning consent

**SUBJECT TO CONTRACT**

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**HTA Real Estate**  
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## Location

The property is located on Valley Street North on the northern fringe of Darlington town centre. The site also fronts John Street and with access off the A167 High Northgate. The A1(M) J58 is 3 miles to the west and the A66 is 2.4 miles to the east, which links Darlington to Stockton and Middlesbrough. Darlington's LNER train station is approximately 1 mile south of the site.

## Description

A secure fenced site of approximately 0.7 acres. The site is broadly level and separated from the remaining Jewson site by a low retaining wall. The site is surfaced with tarmac and concrete.

The electric transformer serving the Jewson depot is adjacent to the site entrance, giving potential for an electrical connection.

## Business Rates

The site is currently assessed as part of the whole Jewson premises, therefore a new assessment will be required for the site.



## Services

The Purchaser/Tenant will be responsible for services connections to the site.

## Tenure

The site is offered for sale Freehold or to let by way of a new lease for a term of years to be agreed.

## Price / Rent

Price on application  
Rent - £25,000 pa

## VAT

All figures quoted are exclusive of VAT which may apply.

## Viewing

Via sole agents HTA Real Estate

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