

LOT 94 - Darlington

Commercial Auction - 24th March 2026

allsop



****Freehold Vacant Former Department Store with Redevelopment Potential ****

House Of Fraser, High Row, Darlington, County Durham, DL3 7QE

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**Freehold Vacant Former Department Store with Redevelopment Potential **

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GUIDE PRICE *

£700,000+

Commercial - 24th March 2026

Live Stream (the first lot to be offered at 11.00 am)

Key Features

- Prominent corner building extending to 12,679.35sq m (136,479sq ft)
- Benefits from planning consent to create five retail units
- Potential residential redevelopment of upper floors - indicative scheme for 73 residential units
- Town centre location
- VAT is applicable

Vacant

Tenure

Freehold

Location

- ★ Darlington is a popular market town with a population of some 100,000, situated about 20 miles west of Middlesbrough and 18 miles south of Durham
- 📍 The town is well served by road, having the A1(M) (Junction 58) to the west of the town
- 🚆 Regular mainline rail services from Darlington Station (London King's Cross in 2 hours 20 minutes)
- 📍 The property is situated on the west side of High Row, close to its junction with Blackwellgate
- 🏪 Occupiers close by include Goldsmiths, Café Nero, Greggs, Cooplands, Natwest, Poundland and Subway amongst many others



Additional Information

- The property is presently operating as House of Fraser, however the agreement expires in March 2026 and the property will be vacant on Completion of the sale.

Planning

- The property benefits from planning consent (25/01017/FUL) for 'Installation of new entrance to side (south) elevation to facilitate the subdivision of the retail space (basement, ground floor and first floor) into 6 no. retail units and the use of the upper floors as offices, together with the replacement of windows'. The upper floors may lend themselves to a variety of alternative uses and redevelopment, including residential, and the Seller has had indicative plans drawn up to create 73 residential units together with a communal gym and remote working space. Any redevelopment is subject to obtaining all necessary consents and all enquiries should be made with the local authority: Darlington Borough Council www.darlington.gov.uk

VAT - VAT is applicable to this lot.

Allsop

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Sellers Solicitor

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Joint Auctioneer

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 Parker Barras
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Present Lessee	Accommodation			Lease Details	Current Rent (PA)	Next Review / Reversion
	Basement	2,182.9 sq m	23,497 sq ft	Vacant		
	Ground Floor	2,953.3 sq m	31,789 sq ft			
	First Floor	2,867.15 sq m	30,862 sq ft			
	Second Floor	2,494 sq m	26,845 sq ft			
	Third Floor	2,182 sq m	23,487 sq ft			
	Subtotal	12,679.35 sq m	136,479 sq ft			

N.B. Not inspected by Allsop, floor areas provided by Joint Auctioneer.

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



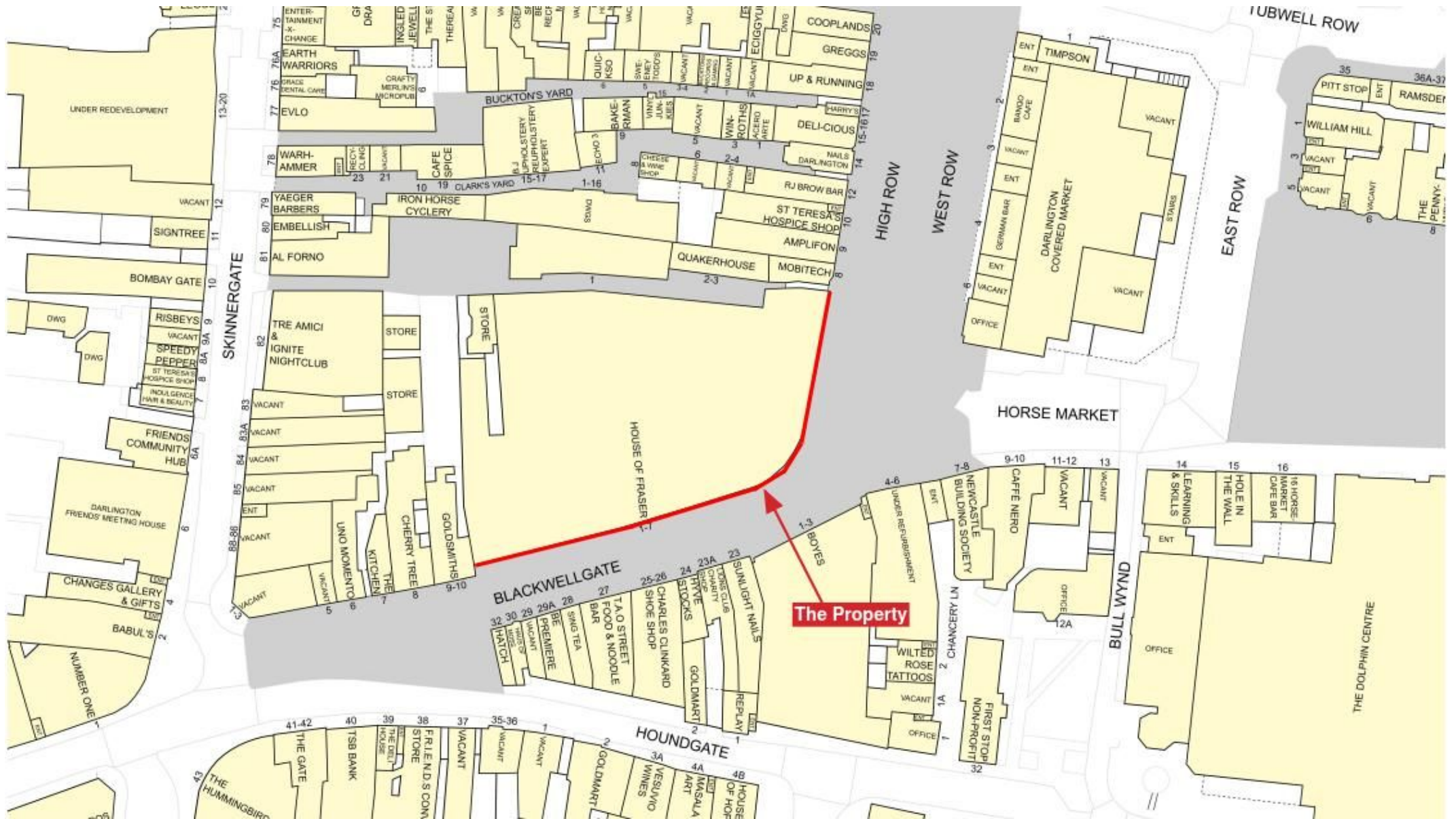
Featured 7



Featured 8



GOAD Map



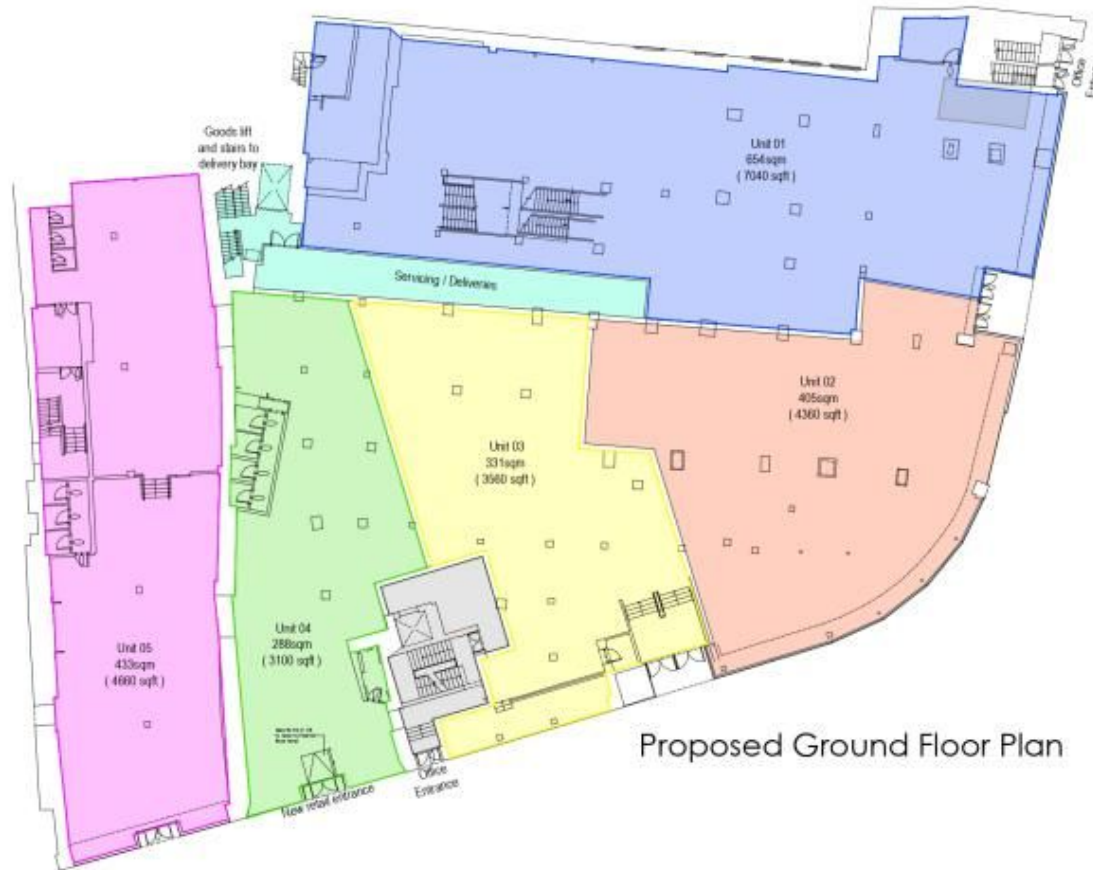
Pro map







Floorplan 1



Proposed Ground Floor Plan

- NOTES:**
1. THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD BE USED AS A GUIDE ONLY.
 2. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.
 3. THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT.
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 5. THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT.
 6. THE DRAWING IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A CONTRACT.
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- LEGEND:**
1. Unit 01 (7040 sqft)
 2. Unit 02 (4360 sqft)
 3. Unit 03 (3660 sqft)
 4. Unit 04 (3100 sqft)
 5. Unit 05 (4600 sqft)
 6. Servicing / Deliveries
 7. Goods lift and stairs to delivery bay
 8. Office Entrance
 9. New retail entrance

NO.	DATE	DESCRIPTION



CLIENT:
 Mr. [Name]
PROJECT:
 New Building

DRAWING TITLE:
 Proposed Ground Floor Plan

SCALE OF THIS DRAWING:
 1:100

DATE: 11/03/2026

DRAWN BY: [Name]

Floorplan 2



Proposed First Floor Plan

NOTES:

1. See drawing schedule for information.
2. All drawings are subject to the design team's approval.
3. All dimensions are to the centerline of the wall unless otherwise specified.
4. All drawings are to be prepared in the design team's office.
5. All drawings must be submitted to the design team for approval.
6. All drawings must be submitted to the design team for approval.

REVISIONS:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		



CLIENT: [Redacted]

PROJECT: [Redacted]

DESIGNED BY: [Redacted]

DATE: [Redacted]

SCALE: 1/8" = 1'-0"

DATE: [Redacted] **DESIGNED BY:** [Redacted] **DATE:** [Redacted] **SCALE:** 1/8" = 1'-0"

DATE: [Redacted] **DESIGNED BY:** [Redacted] **DATE:** [Redacted] **SCALE:** 1/8" = 1'-0"

DATE: [Redacted] **DESIGNED BY:** [Redacted] **DATE:** [Redacted] **SCALE:** 1/8" = 1'-0"

Floorplan 3



- NOTES:**
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL SERVICES.
- The drawings are subject to change without notice.
 - All dimensions to be verified with the contractor on site.
 - All dimensions to be verified with the Designer.
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 - All dimensions to be verified with the Designer.
- REVISIONS:**
- Use correct dimensions etc.
 - Revisions - correct notes.
 - Working notes complete.
 - Working notes - missing.
 - Revisions & Updates.
 - Revisions & Updates.
 - Revisions & Updates.

DATE: 11/03/2026

BY: DATE: 11/03/2026

REVISION:




CLIENT: 11/03/2026

PROJECT: 11/03/2026

DRAWING TITLE: 11/03/2026

PROJECT OF 11/03/2026

PLANNING: 11/03/2026

SCALE: 11/03/2026

DATE: 11/03/2026

DRAWING NO: 11/03/2026

Disclaimer

- - -**Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.

1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
 - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VAT
- #### Commercial Auctions
- All Lots: Buyers Fee £1,500 excluding VAT

1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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