

**TO LET – £10,000 per annum**

**5 Duke Street  
Darlington, DL3 7RX**

**Ground Floor Retail Premises (former café)**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



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## SITUATION/LOCATION

The property is situated on Duke Street a popular and diverse business location in Darlington town centre incorporating a wide variety of occupiers including Estate Agencies, Solicitor's and a range of other professional services and general dealers. All town centre amenities are within convenient walking distance and there are a number of public car parking facilities available closeby. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham with convenient transport links across the region via A1(M) and A66.

## PREMISES

Town centre retail premises of traditional brick construction with glazed window frontage at ground floor level arranged to provide ground floor former café with open plan sales area, ancillary stores and wc. Externally there is parking for one car at the rear.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

## ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor		
Net internal area	49.24sq.m.	530sq.ft.

## COSTS

The incoming tenant is responsible for the landlord's reasonable legal fee plus VAT incurred within this transaction.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

We understand from our investigations on the VOA website that the property is listed in the current rating list at:-

Shop - £10,250

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief. Interested parties are advised to take up further enquiries with the Local Authority.

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

C - 62



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**County Durham**  
**DL1 1GB**  
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