

TO LET – Rent £10,000 per annum

Portland Place

Darlington, DL3 7BP

D2 Gym Premises • Potential for a Variety of Alternative Uses (STP) •

Total Gross Internal Area 329.95sq.m. (3,550sq.ft.)

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SITUATION/LOCATION

The property is situated adjacent to Woodland Road, a main arterial road leading to Darlington town centre from A1M. The vicinity is a densely populated mixed location incorporating residential occupiers together with a number of businesses including Halfords AutoCentre, Seaton Leng Funeral Directors and range of professional occupiers on Woodland Road. All town centre amenities are within convenient walking distance and the location affords swift access to the inner ring road and A66 to the surrounding Tees Valley. There are a number of on street and public car parking facilities available closeby.

PREMISES

Detached single storey gym premises of predominantly brick construction under a mono pitched corrugated sheet roof. The premises are open plan incorporating office, changing and WC facilities with extensive UPVC display window frontage. The property has been used for a variety of associated gym uses in recent years and may suit similar occupation or alternative commercial uses subject to any necessary consents.

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms. Length of lease negotiable.

ACCOMMODATION

The accommodation briefly comprises:-

Gross Internal Area	329.95sq.m.	3,550sq.ft.
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COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

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

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £11,250.

The property falls within the threshold for small business relief, eligible occupiers should benefit from full rates relief. Interested parties are advised to direct further enquiries to the local rating 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

D-79



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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