

TO LET – Asking Rent £7,000 per annum, exclusive
Eastmount Road
Darlington

Versatile Business Premises • Former Showroom • Suitable for a variety of uses (STP)

CARVER
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SITUATION/LOCATION

The premises are situated close to the inner ring road off Haughton Road providing easy access to the town centre and main road links. Durham Tees Valley International Airport lies approximately 4 miles to the east and the mainline railway station is within 10 minutes walking distance

PREMISES

Two Storey brick built showroom premises providing predominantly open plan space on the ground floor with further sales/storage space on the first floor. The property benefits from gas central heating and WC facilities.

Outside

There is parking to the front of the property for three vehicles. There is also an overspill shared car park to the rear.

TENURE

Leasehold

LEASE TERMS

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

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in this transaction.

ACCOMMODATION

The accommodation briefly comprises:-

Gross Internal Area	200sq.m.	2,161sq.ft.
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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 as follows:- £3,700.

The property falls within the threshold for small business relief and full relief should be available to eligible occupiers. Interested parties are advised to take up further enquiries with Darlington Borough Council

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 CERTIFICATE

E-111

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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

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