

TO LET – Rent £18,000 per annum

**20 Grange Road
Darlington, DL1 5NG**

Restaurant Premises • Potential for Alternative Uses (STP)

CARVER

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SITUATION/LOCATION

The property is situated in the highly sought after Imperial Quarter of Darlington town centre amongst a diverse range of boutique businesses including Seymours Home Furnishings, Geoffrey Gillow and Laura Ashley among a range other businesses including bars, restaurants and eateries. The Imperial Quarter lies in the West End of Darlington town centre affording swift access to the inner ring road in turn providing access to A66 and A1M to surrounding commercial districts. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham,

PREMISES

Attached restaurant premises incorporating an attractive timber encased glazed window front at ground floor level. Internally the ground floor is arranged to provide an open plan and flexible sales area providing accommodation for approximately 40 covers. There is a mezzanine area presently forming customer service bar with commercial kitchen.

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:-

<u>Ground Floor</u>		
Sales	60.08sq.m.	646sq.ft.
Mezzanine		
Kitchen/Sales	51.22sq.m.	551sq.ft.
Net Internal Area	111.3sq.m.	1,198sq.ft.

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 £13,250. The property falls within the threshold for small business relief and eligible should benefit from a discounted relief from rates. Interested parties are advised to take up further enquiries with the Local Authority.

VAT

We are advised by our client that VAT is not applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-67



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

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