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TO LET

Leasehold

Lock Up Town Centre Retail Unit

30b Larchfield Street, Darlington, DL3 7TE

**Rent £450 per calendar month, exclusive
Net Internal Area 47.32sq.m. (509.16sq.ft.)**



SITUATION/LOCATION

The property is situated on Larchfield Street, perpendicular to Duke Street, a main thoroughfare to Darlington town centre. The location incorporates a wide variety of business occupiers including retailers, hairdressers, restaurateurs and a number of local businesses. All town centre amenities are within walking distance and there are a number of public car parking facilities available closeby. The location affords convenient access to the town centre inner ring road in turn to the A66 and A1M to surrounding areas.

PREMISES

Single storey lock up retail unit comprising open plan sales area with rear office/store and WC. The property incorporates glazed frontage to Larchfield Street with electric security roller shutter. Our client has recently completed works at the property including a new roof.

ACCOMMODATION

The accommodation briefly comprises:-

Sales	31.12sq.m.	(334.85sq.ft.)
Rear Office/Store	16.2sq.m.	(174.31sq.ft.)
Net Internal Area	47.32sq.m.	(519.16sq.ft.)

TENURE

Leasehold

COSTS

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

Our research from the Valuation Office Agency website shows the current rateable value effective from 1st April 2010 at £3,150. The draft rateable value effective from 1st April 2017 is £3,450.

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 - 75

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