

TO LET - £500 per calendar month, exclusive

2A The Green

Hurworth, Darlington, DL2 2HA

First Floor Hairdressing Salon

CARVER

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SITUATION/LOCATION

The property is situated above Spar in the centre of Hurworth, an affluent village situated approximately 3.5 miles south of Darlington. The area is a predominantly residential neighbourhood however there are swift transport links to surrounding commercial districts via the A66 and A1M.

PREMISES

First floor former hair salon fully equipped to trade. Internally the accommodation is arranged to provide a flexible sales area with storage, kitchen and wc. There are a number of hairdressing stations in situ including wash basins and mirrors etc.

ACCOMMODATION

Sales	32.19sq.m.	346sq.ft.
Kitchen	7.26sq.m.	78sq.ft.
Net Internal Area	39.45sq.m.	424sq.ft.

TENURE

Leasehold

LEASE TERMS

A new sub-lease is available based on an internal repairing and insuring obligation for a term of years to be agreed.

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

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:- £5,200.

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

G-182



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

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