

TO LET – Rent £13,000 per annum, exclusive

10 Northumberland Street

Darlington, DL3 7HJ

Versatile Ground Floor Premises Suitable for A2 (financial and professional services) or A1 (retail use) – One Car Parking Space (under cover)

CARVER
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SITUATION/LOCATION

The premises are located within a popular retailing area of the West End of the town centre known as "The Imperial Quarter" which incorporates a variety of independent retailers and restaurants/bars. Northumberland Street occupiers include Laura Ashley Home and Thomas Watson Auction House together with the Imperial Express Restaurant adjacent. The unit is close to Grange Road which comprises a range of exclusive boutique style retailers and is within walking distance of all town centre shopping facilities.

PREMISES

Lock up ground floor unit with good display window frontage forming part of Coniscliffe House, a substantial three storey office building. The unit features gas fired central heating, a good supply of power sockets, LED lighting double glazing and fitted display cabinets. There is access from the rear of the unit to the covered car park, one parking space is directly behind the unit via the adjacent entrance. w.c. facilities are shared within the main office building.

TENURE

Leasehold

LEASE TERMS

A new lease is available on effectively full repairing and insuring terms. A service charge is payable. Length of lease negotiable.

COSTS

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

ACCOMMODATION

The accommodation briefly comprises:-

Sales	52.28sq.m.	563sq.ft.
Storage	6.5sq.m.	70sq.ft.
Kitchen	2.46sq.m.	26.5sq.ft.

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:- £9,600. Subject to status full rate relief is available on the premises. Interested parties are recommended to speak with Darlington Borough Council Rating Department 01325 405666.

VAT

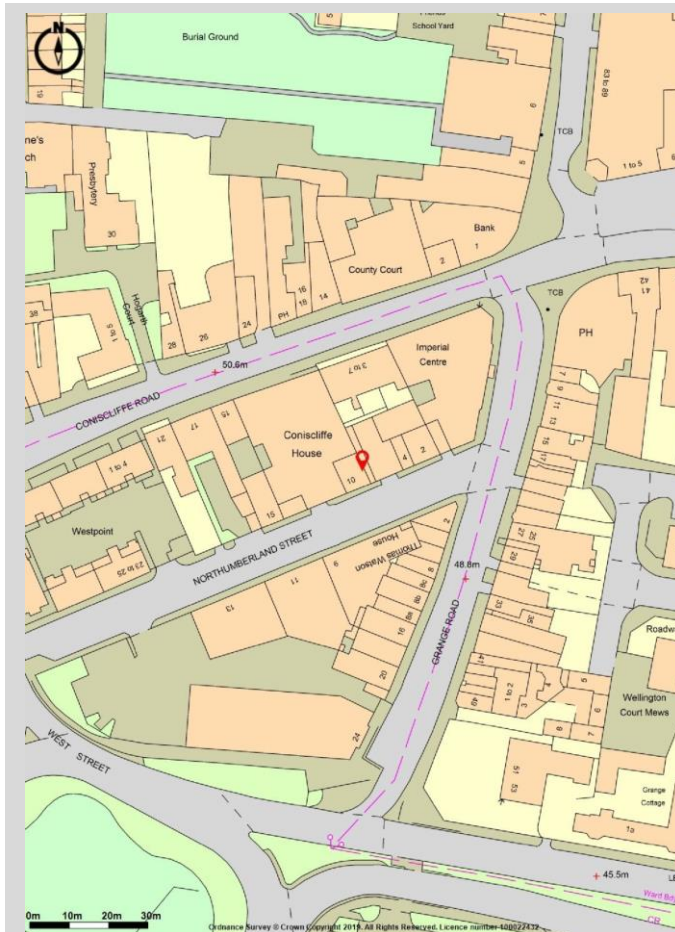
Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through joint agents.

Carver Commercial 01325 466945
Connect Property 01642 602001

ENERGY PERFORMANCE ASSET RATING
C-68



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

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