

TO LET - £750 per calendar month, exclusive

**392 Whessoe Road
Darlington, DL3 0RP**

Vehicle Showroom Premises

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS

**WE BUY
CARS & VANS
FOR CASH**

OPEN 7 DAYS



SITUATION/LOCATION

The property is situated on a parade of similar showroom properties on Whessoe Road approximately 1.5 miles north of Darlington town centre. The immediate vicinity incorporates a number of vehicle showrooms and in our opinion the unit would suit a synergistic use. Darlington is located approximately 14 miles west of Middlesbrough and 20 miles south of Durham with access via the A66 and A1M respectively.

PREMISES

Attached vehicle showroom comprising open plan sales with valet booth together with offices and stores. The property is of traditional brick construction under a part flat felt covered roof and pitched asbestos roof to the rear. Forecourt parking is available at the front.

TENURE

Leasehold

LEASE TERMS

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

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor GIA	259.06sq.m.	2,787.49sq.ft.
First Floor Offices	32.11sq.m.	345.5sq.ft.

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

To be confirmed

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

E - 122



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

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