

TO LET – £7,000 per annum

312 North Road

Darlington, DL1 2EW

Versatile Ground Floor Retail Premises

CARVER

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CHARTERED SURVEYORS
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SITUATION/LOCATION

The property is prominently situated on the corner of North Road and Thompson Street approximately 2 miles north Darlington town centre. The location enjoys a steady and consistent flow of traffic being an arterial route through the town from J59 A1(M). The vicinity is a densely populated mixed location incorporating commercial occupiers including Coop Convenience Store and Rowlands Pharmacy together with a range of local businesses. Swift access is available to A1(M) and A66 to surrounding commercial districts.

PREMISES

Attractive corner retail premises with glazed window frontage to North Road. Internally the accommodation is arranged to provide an open plan sales area, kitchen and wc with the benefit of a gas fired central heating system. There are four car parking spaces shared with the neighbouring property immediately to the front of the property.

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:-

Sales	41.93sq.m.	451sq.ft.
Office	9.02sq.m.	97sq.ft.
Kitchenette	2.66sq.m.	29sq.ft.
Net Internal Area	53.61sq.m.	577sq.ft.

COSTS

The incoming tenant is 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:-

£7,600.

The property falls within the threshold for small business relief and eligible occupiers should benefit from full rate relief. 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-59



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

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