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CARVER
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CHARTERED SURVEYORS
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TO LET

SHOP OR OFFICE (A1 and A2)
Good location known as the "Imperial Quarter"

7 Grange Road, Darlington, DL1 5NA

SHORT OR LONG TERM LEASE AVAILABLE

Rent £8,250 per annum, exclusive



SITUATION/LOCATION

The premises are situated within a popular and highly regarded trading location noted for its range of individual and exclusive retailers and restaurants/eateries. All town centre shopping and leisure amenities are within convenient walking distance. Grange Road has on street meter parking.

PREMISES

A three storey well proportioned retail premises with ground floor shop front. The space is predominantly open plan with open plan staircases to first and second floors. To the rear is a small completely enclosed small cobbled yard.

The building incorporates a security alarm, fire alarm system and emergency lighting. There is a good supply of power sockets and computer ports. The ground floor has an access hatch to a cellar (unused).

The rooms are heated by electric wall panel heaters.

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor

Sales 25.48sq.m. (274.16sq.ft.)

First Floor

Sales/Office 24sq.m. (258sq.ft.)

Second Floor

Kitchen/Staff Room

20sq.m. (215sq.ft.)

WC/Washbasin

Total Net Internal Area

70sq.m.(753sq.ft.)

TENURE

Leasehold

LEASE TERMS

A new lease is available on full repairing and insuring terms.

AGENTS NOTE

The Landlord is willing to undertake some limited refurbishment works to the property.

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:-
£7,700.

VAT

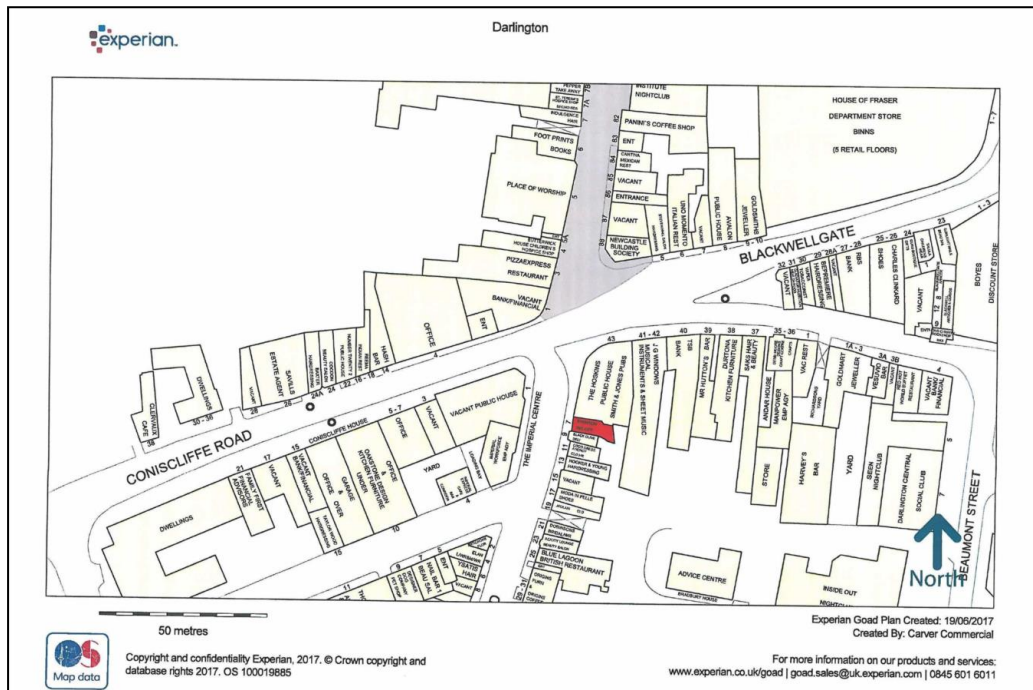
Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

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