

TO LET - £14,750 per annum, excl. (NO VAT ON RENT)

**17 Valley Street North
Darlington, DL1 1PY**

**Versatile Trade/Retail Showroom/Storage Premises with Good On Site
Parking**

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The premises are located in a thriving and well established commercial trading area on the edge of the town centre amongst a variety of business/trade occupiers including Homecare Heating Supplies, Speedy Hire and Smith and Allen paint supplies. Valley Street is situated close to the inner ring road which affords swift access to all road links throughout the region. Darlington town centre is approximately 10 minutes walking distance.

PREMISES

A detached brick built property under pitched profile metal insulated sheet roof covering incorporating roof lights. The car park has enclosed boundaries with gated access located adjacent to the unit. The property has oil fired central heating and roller shutter protection to doors and windows. Internally the space is predominantly open plan incorporating partition area to the front of the unit separating the showroom space which could be re-modelled if desired. There is also a small kitchen/staff room and disabled wc facilities. Glazed double doors from the car park to the side presently give access to the main showroom area. A new front entrance could be installed as illustrated by the visual impression on these particulars. An internal staircase leads to a first floor mezzanine storage area which is suitable for light storage and incorporates male and female wcs. The front of the unit presently has sliding door access.

The property has security and fire alarm system installed.

The car park is hard surfaced with marked parking bays. Please note that the client is retaining two car parking spaces at the top of the car parking area for their own use. Access to the small attached lean to the rear of the building is also being retained by our client for the purpose of re-fuelling vehicles as required.

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor GIA	247sq.m.	2,658sq.ft.
First Floor Mezzanine GIA	241.7sq.m.	2,600sq.ft.
Total GIA	488.7sq.m.	5,258sq.ft.

TENURE

Leasehold

LEASE TERMS

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

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:-
£6,800.

Full rate relief applies to this unit subject to the tenant's status/eligibility. Tel Darlington Borough Council 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 agents.

ENERGY PERFORMANCE ASSET RATING

D-82



**Artists Impression Only*



18 St Cuthberts Way
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