

development land
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shops and offices
business transfer
industrial premises

CARVER
C O M M E R C I A L
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



TO LET
(by way of under lease)

Retail Showroom
319 North Road, Darlington, Co Durham, DL1 2JP
Showroom GIA 293.6sq.m. (3,159sq.ft.)
plus Ancillary Accommodation

Leasehold
Rent Upon Application



SITUATION/LOCATION

The property is predominantly positioned overlooking the main A167 North Road junction with Thompson Street East/West. North Road is the town's main feeder road linking the town centre 2.5 kilometers south with access to the A1(M) 4 kilometers to the north. The property is situated in an area of predominant residential use although local commercial occupiers include Morrisons Food and Fuel Store, a Co-operative convenience store plus a variety of regional/local occupiers.

PREMISES

Detached retail showroom of predominantly brick construction with flat roof extension to the western elevation providing staff accommodation. The property affords an open plan sales area with steel frame mezzanine storage incorporating electric roller security shutters to all main windows and entry points, male and female WCs, car parking for up to 9 cars accessed off Ruby Street.

ACCOMMODATION

Sales Area GIA	293.57sq.m. (3,159sq.ft.)
Mezzanine	79.79sq.m. (859sq.ft.)
Office	13.28sq.m. (143sq.ft.)
Store	15.92sq.m. (171sq.ft.)
Kitchenette	10.74sq.m. (116sq.ft.)
Total Floor Area	413.3sq.m. (4,448sq.ft.)

TENURE

Leasehold

THE LEASE

With effect from 19/8/1996, 35 year term, approx. 16 years unexpired. Sublease for shorter terms available or possible surrender/re-grant new lease.

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

We are verbally advised by Darlington Borough Council that the property is rated in the current ratings list from April 2010 at £18,250. Rate in £ 2015/2016 UBR 49.3p.

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.

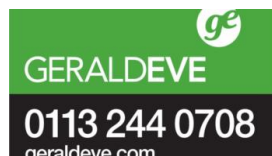
VIEWING

Strictly by appointment only through joint agents.

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ENERGY PERFORMANCE ASSET RATING

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