

CARVERS

COMMERCIAL & SURVEYING

3 Duke Street, Darlington, Co. Durham, DL3 7RX

Versatile Office / Shop Premises – 1,135sq.ft.

£18,500 per annum, exclusive (MAY SELL)

SITUATION/LOCATION

The property fronts Duke Street in the heart of Darlington's professional district. Established occupiers in the immediate vicinity include Affleck and Moffatt, Cooper and Leatherbarrow, Carvers and Watson Woodhouse amongst a diverse variety of other businesses including shops, professional services, bars, restaurants and eateries. All town centre amenities are within walking distance and there are a number of car parking facilities available close by. The location benefits from swift access to the town centre inner ring road in turn providing access across the region via the A66 and A(1M). Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Three storey office/ shop premises.

The property is of traditional brick construction held under a pitched and tile covered roof. The ground floor incorporates attractive window frontage to Duke Street comprising an open plan and versatile sales area with two offices kitchen and wc. The first floor comprises two offices with M&F WC. The lower ground floor comprises a single office/ sales area.

The property is heated by way of a gas fired central heating system and there is parking for one vehicle at the rear.

TENURE

A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

Lower Ground Floor	20.59sq.m.	222sq.ft.
Ground Floor	53.31sq.m.	574sq.ft.
First Floor	31.48sq.m.	339sq.ft.
Net Internal Area	105.38sq.m.	1,135sq.ft.

COSTS

Each party shall be responsible for their own legal fees incurred within 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

GF: £7,200
FF: £3,650

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

We are advised by our client that VAT is not applicable to the rent.

ENERGY PERFORMANCE ASSET RATING

E-107

VIEWING

Strictly by appointment only through the Joint Agents:

Carver Commercial: 01325 466 945

Graham S. Hall: 0191 731 8660







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