TO LET: £15,000 per annum, exclusive

4 Duke Street, Darlington, Co. Durham, DL3 7AB

Versatile Commercial Premises – 1,405sq.ft.

CARVER COMMERCIAL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS



RICS

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, Carver Group 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

Ground floor retail premises with basement storage.

The ground floor comprises an open plan and versatile sales area (former Estate Agency Office) with attractive bay window frontage to Duke Street. The main sales area is predominantly open plan incorporating two partition meeting rooms store and wc.

There is ancillary storage in the basement.

The property may suit a variety of business uses, or indeed alternative re-development opportunities, subject to any necessary statutory/ planning consents.

TENURE

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

ACCOMMODATION

Basement	45.49sq.m.	490sq.ft.
Ground Floor	84.98sq.m.	915sq.ft.
Net Internal Area	130.47sq.m.	1,405sq.ft.

COSTS

Each party shall be responsible for their own legal and professional costs 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

The property will require re-assessment for the purpose of business rates.

VAT

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

VIEWING

Strictly by appointment only through agents.

EPC

D-78







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

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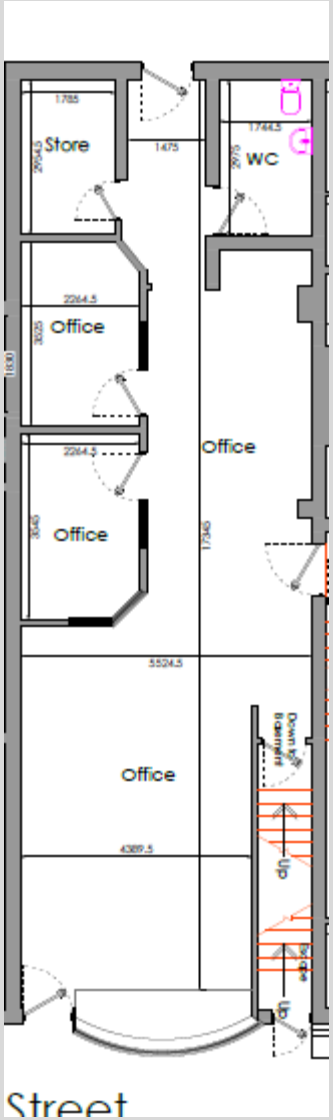
Ground Floor



**For identification purposes only*

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