TO LET - £12,500 per annum, exclusive

80 Victoria Road
Darlington, Co Durham, DL1 5JG

Well Appointed Town Centre Office with Parking – 1,067sq.ft.

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RICS

SITUATION/LOCATION

The property occupies a prominent position at the end of a terrace of similar properties fronting Victoria Road on its roundabout with St Cuthberts Way (town centre inner ring road). The immediate vicinity incorporates a diverse variety of commercial occupiers and notable businesses closeby include Sainsburys Food and Fuel Store, Barker and Stonehouse and Royal Mail amongst a range of independent businesses including professional services, offices and shops. DL1 Leisure Complex is directly opposite incorporating Vue Cinema, Nandos and Premier Inn. All town centre amenities are within walking distance and there are several public car parking facilities available close by including Beaumont Street multi-storey car park within a short walking distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Two storey Victorian office premises of traditional brick construction held under a dual pitched tile covered roof.

The offices are well appointed of a modern specification incorporating timber encased double glazed window units, fluorescent lighting and a gas fired central heating system. The offices will be freshly decorated for the incoming tenant.

There is parking for 2 vehicles at the rear.

TENURE

The property is available by way of a new lease drawn on standard full repairing and insuring terms for a term of years to be agreed.
The lease shall be excluded from S.24 – S.28 Landlord and Tenant Act 1955.

ACCOMMODATION

Ground Floor	42.55sq.m.	458sq.ft.
First Floor	56.6sq.m.	609sq.ft.
Net Internal Area	99.15sq.m.	1,067sq.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

£7,700
The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

TBC

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E-115







18 St Cuthberts Way, Darlington,
County Durham, DL1 1GB
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enquiries@carvercommercial.com

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