

TO LET - £12,000 per annum, exclusive per unit

**Unit 3 Weir Street
Darlington, DL1 1QN**

Storage Unit

CARVER

COMMERCIAL

CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The units are situated on Weir Street lying parallel with Valley Street and North Road on the fringe of Darlington town centre. The vicinity incorporates a variety of commercial occupiers including The Wood Floor Company, Northgate Bedding Centre, Homecare Heating and Alan Wadkins and all other town centre amenities are within walking distance. The location affords swift links to the town centre inner ring road and in turn the A66 and A1M to surrounding commercial districts.

PREMISES

Attached building of predominantly block construction under dual pitched roofs. Internally the accommodation is arranged to provide an open plan area with steel roller shutter access.

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed. The lease will be excluded from the renewal provisions contained within the Landlord and Tenant Act 1954.

ACCOMMODATION

The accommodation briefly comprises:-

Unit 3	273.31sq.m.	2,941sq.ft.
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Eaves height 4.84m
Ridge height 7.37m

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:-
Unit 3 £5,500

The unit falls within the threshold for small business relief and eligible occupiers should benefit from full relief. Interested parties are advised to take up further enquiries with the Local Authority.

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

Unit 3 – C 53

AGENTS NOTE

The unit presently benefits from B8 (storage and distribution) planning consent. Any other use will require planning consent. Interested parties should be aware that there are restrictions on the hours of operation as below:-

Hours of operation (including vehicle movements):-

Monday - Friday 8am - 6pm
Saturday - 10am - 4pm
Sundays none . Bank holidays none

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IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

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