

TO LET - £10,000 per annum plus VAT

10 Grange Road

Darlington, Co Durham, DL1 5NG

Versatile Commercial Premises – Net internal area 841sq.ft.

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SITUATION/LOCATION

The property fronts Grange Road in the desirable Imperial Quarter within the "West End" of Darlington town centre. The Imperial Quarter is the town's retail, leisure and professional quarter incorporating a diverse variety of established businesses including cafes/eateries, bars/restaurants, boutique retailers and a range of professional services. Established occupiers in the vicinity include Geoffrey Gillow and Thomas Watson Auctioneers among others. All town centre amenities are within walking distance and there are a number of public car parking facilities available close by including short stay parking available on Grange Road and 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

Versatile commercial premises providing accommodation over three floors.

The ground floor comprises an open plan and versatile sales area incorporating attractive window frontage. There is a small mezzanine level and an additional sales area on the first floor incorporating M&F wcs.

The property may suit a variety of business uses subject to any necessary statutory consents.

TENURE

Leasehold. 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.

ACCOMMODATION

Ground Floor	38.71sq.m.	417sq.ft.
Mezzanine	19.35sq.m.	208sq.ft.
First Floor	20.1sq.m.	216sq.ft.
Net Internal Area	78.16sq.m.	841sq.ft.

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal costs plus VAT.

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

£10,750

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

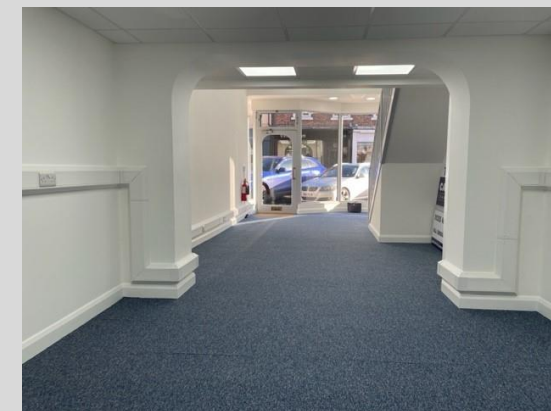
VAT is applicable to the rent

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-100



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