

TO LET - £6,500 per annum, exclusive

**Ground Floor, 11 Church Street,
Crook, DL15 9BG**

Ground Floor Shop Premises – 545sq.ft.

CARVER

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SITUATION/LOCATION

Church Street forms part of the arterial A690 in the heart of Crook town centre. Occupiers in the vicinity include Greggs, Cooplands, Smith Roddam Solicitors and Boots Pharmacy amongst a diverse variety of established local businesses. Crook is a popular market town situated approximately 5 miles north of Bishop Auckland, 9 miles south east of Durham and 21 miles north of Darlington. The location benefits from convenient road links across the region via the A690 in turn linking with the A167 and A1(M) within a short driving distance.

DESCRIPTION

Ground floor shop premises with glazed window frontage to Church Street comprising an open plan and versatile sales area with rear store, kitchenette and wc.

TENURE

Leasehold

LEASE TERMS

A new lease shall be drawn on effectively full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

Sales: 42.18sq.m. (454sq.ft.)
Kitchen: 8.5sq.m. (91sq.ft.)

Net Internal Area: 50.68sq.m. (545sq.ft.)

COSTS

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

£4,150

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

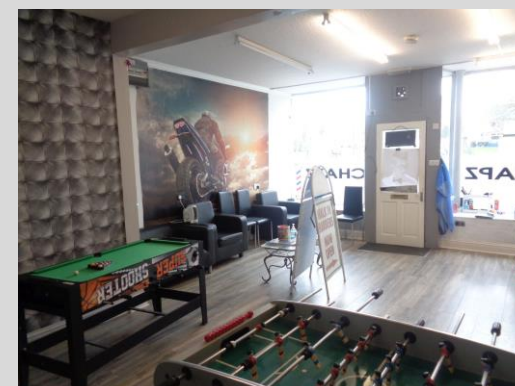
We are advised by our client that VAT is not applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E-120



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

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