

**TO LET - £370 per calendar month, exclusive**

**First Floor, 29A Larchfield Street, Darlington,  
Co. Durham, DL3 7DL**

**First Floor Versatile Commercial Premises – 273sq.ft.**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



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## SITUATION/LOCATION

The property fronts Larchfield Street adjacent to Duke Street, the main professional thoroughfare to Darlington Town Centre. The location is a densely populated mixed neighbourhood incorporating a diverse variety of occupiers including shops, bars/ restaurants and professional services. All town centre amenities are within walking distance and there are a number of public and on street car parking facilities available close by. The location provides swift access to the town centre inner ring road in turn linking with the A66 and A1(M) within a short driving distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

First floor versatile comprising a main open plan room with a smaller room, kitchen and wc.

The suite is heated by way of a gas fired central heating system.

The property may suit a variety of different uses (subject to necessary planning consents being obtained) including but not limited to an office, studio and salon.

## LEASE TERMS

A new lease shall be drawn on internal repairing and insuring terms for a term of years to be agreed (minimum occupation 12 months)

## SERVICE CHARGE

A small service charge is payable towards common repair and upkeep. Further information is available via the Landlord.

## TENURE

Leasehold

## ACCOMMODATION

Main Office: 18.17sq.m. (196sq.ft.)

Office 2: 4.22sq.m. (45sq.ft.)

Kitchen: 2.97sq.m. (32sq.ft.)

Net Internal Area: 25.36sq.m. (273sq.ft.)

## COSTS

Each party shall be responsible for their own legal 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

£4,800

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

D-89



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

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