

TO LET – £15,000 per annum, exclusive

**71 Duke Street, Darlington, Co. Durham,
DL3 7SD**

Three Storey Versatile Commercial Premises with Parking –1,530sq.ft.

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SITUATION/LOCATION

The property fronts Duke Street, a desirable commercial thoroughfare to Darlington town centre incorporating a mix of independent retailers, restaurants and professional services. All town centre amenities are within convenient walking distance and there are a number of public car parking facilities available closeby. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham benefitting from swift links across the region via the A66 and A1(M)

DESCRIPTION

Three storey versatile premises of traditional brick construction held beneath a multi pitched and tile covered roof.

The property provides accommodation over three principle floor levels and incorporates bay window frontage to Duke Street. The property 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.

Externally there is parking for two vehicles at the rear (potential for 3 small cars in tandem).

TENURE

A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed.

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

ACCOMMODATION

Lower Ground Floor	36.92sq.m.	397sq.ft.
Ground Floor	50.97sq.m.	549sq.ft.
First Floor	54.29sq.m.	584sq.ft.
Net Internal Area	142.18sq.m.	1,530sq.ft.

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal fees 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/ COUNCIL TAX

£9,700

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

TBC

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E-124



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