

TO LET - £450 per calendar month

**First Floor, 42a Tubwell Road, Darlington,
Co. Durham, DL1 1PD**

First Floor – Versatile Commercial Premises (Former Salon/ Tattoo Studio)

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SITUATION/LOCATION

The property fronts Tubwell Row opposite the southern entrance to the Cornmill Shopping Centre adjacent to Darlington Market Place and High Row in the heart of Darlington town centre. The vicinity incorporates a diverse variety of established occupiers including Tesco Express, Ramsdens and Darlington Building Society amongst a range of local businesses. DL1 Leisure Complex lies approximately 250m distant incorporating Nando's, Bella Italia, Vue and Premier Inn. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham with swift transport links across the region via A66, A19 and A1(M).

PREMISES

First floor commercial premises arranged to provide three sales rooms with kitchen and wc.

The property is heated by way of a gas fired central heating system and incorporates UPVC double glazing.

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

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms. Length of lease negotiable.

ACCOMMODATION

The accommodation briefly comprises:-

Sales	52.66sq.m.	567sq.ft.
Kitchen	5.09sq.m.	57sq.ft.
Net Internal Area	57.75sq.m.	624sq.ft.

COSTS

The incoming tenant is responsible for the 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

£5,400.

The property falls within the threshold for small business relief and eligible occupiers should benefit from full ratings relief. Interested parties are advised to direct further enquiries to the Local Authority.

VIEWING

Strictly by appointment only through Agents.

VAT

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

EPC

C-51



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