

**TO LET - £10,000 per annum, exclusive**

**19 Grange Road**

**Darlington, Co Durham, DL1 5NA**

**Versatile Ground Floor Retail Premises – NIA Approx. 290sq.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. 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. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Ground floor retail premises comprising an open plan and versatile sales area with rear store/wc.

The property incorporates attractive glazed window frontage and may suit a variety of business uses subject to any necessary statutory consents.

## TENURE

Leasehold

## LEASE TERMS

The property is available by way of a new lease drawn on a standard full repairing and insuring term for a term of years to be agreed.

## ACCOMMODATION

Net internal area approx.. 26.95sq.m. (290sq.ft.)

## COSTS

The incoming tenant will be responsible for 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

The property is recorded in the current rating list from 1<sup>st</sup> April 2023 at £5,700. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates.

## 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-77



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