

TO LET - £400 per calendar month, Inclusive of standard utilities

First Floor Beauty Room, 5 Duke Street, Darlington, DL3 7RX

First Floor Suite suitable for beauty or similar – 135.30 sq.ft.

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SITUATION/LOCATION

First floor suite forming part of this period property fronting Duke Street in the heart of Darlington's professional district. Established occupiers in the immediate vicinity include Affleck and Moffatt, Cooper and Leatherbarrow, Carver Group and Watson Woodhouse amongst a diverse variety of other businesses including shops, professional services, bars, restaurants and eateries. All town centre amenities are within walking distance and there are a number of public car parking facilities available close by. The location benefits from swift access to the town centre inner ring road in turn providing access across the region via the A66 and A(1M). Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

First floor beauty room with access to a shared kitchen and wc.

The beauty room comes furnished with a treatment bed and sofa which are available for the use of the Tenant for the duration of the lease term.

LEASE TERMS

A sub lease is available on internal repairing and insuring terms for a term of 12 months.

TENURE

Leasehold

ACCOMMODATION

Net Internal Area: 12.57sq.m. (135.30sq.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

£5,300

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-82



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

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