

**TO LET - £8,500 per annum plus VAT**

**17 High Row, Darlington, Co. Durham, DL3 7QQ**

**Town Centre Retail Premises – 1,859 sq.ft.**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



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## SITUATION/LOCATION

The property fronts High Row in the heart of Darlington town centre amongst occupiers including Boots Opticians, Greggs, Cooplands and Natwest amongst a diverse variety of other established businesses. The property lies adjacent to the towns covered market providing a local street food scene and approximately 100m from DL1 Leisure Complex incorporating occupiers including Nandos, Bella Italia, Tomahawk Steakhouse and Vue Cinema. All other town centre amenities are within walking distance and there are a number of public car parking facilities available close by. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Town Centre retail premises incorporating glazed window frontage affording accommodation over three floors.

## TENURE

Leasehold

## LEASE TERMS

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

## COSTS

Each party is responsible for their own legal costs incurred within this transaction.

## ACCOMMODATION

Ground Floor	8.16sq.m.	88sq.ft.
First Floor	63.09sq.m.	679sq.ft.
Second Floor	101.51sq.m.	1,092sq.ft.
Net Internal Area	172.76sq.m.	1,859sq.ft.

## 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 Valuation Office Agency website lists the rateable value with effect from April 2023 at £3,850. The property falls within the threshold for small business relief. Eligible occupiers should benefit from full relief of business rates.

## VAT

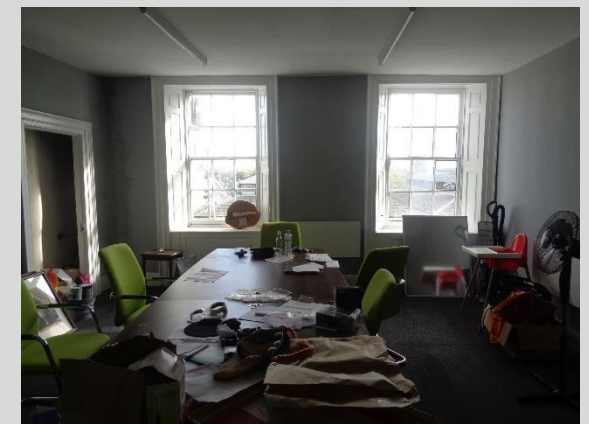
VAT is applicable to the rent

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

E-118



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

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