

TO LET – Via Sub-lease - £8,500 per annum, exclusive

170 Thompson Street East, Darlington, Co.

Durham, DL1 3EW

Versatile Commercial Premises – 1,056sq.ft.

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SITUATION/LOCATION

The property fronts Thomspson Street East on its corner with Hercules Street and close to its junction with Salters Lane approximately 1 mile north of Darlington town centre. The vicinity is a densely populated residential neighbourhood incorporating local amenities including Post Office, convenience stores and a number of retailers. The location affords swift access to the A167 (North Road) in turn linking with the A66 and A1(M) within a short driving distance. Darlington is a popular market town situated approximately 14 miles west of Middlesborough and 20 miles south of Durham.

PREMISES

End terrace two storey commercial premises of traditional (pebble dash) brick construction held under a dual pitched pan tile covered roof with lean to side extension.

The ground floor comprises an open plan and versatile sales area with offices and stores.

There is additional office / storage accommodation and wcs on the first floor. The property may suit a variety of business uses subject to any necessary statutory / planning / landlord consents.

TENURE

The property is held by our client by way of a lease expiring 10th December 2030. The property is available by way of a sub-lease on terms to be agreed.

Rent: £8,500 pax
Repairs: Full Repairing and Insuring

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

ACCOMMODATION

Ground Floor	65.02sq.m.	700sq.ft.
First Floor	33.09sq.m.	356sq.ft.
Net Internal Area	98.11sq.m.	1,056sq.ft.

COSTS

Each party shall be responsible for their own 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

£6,400

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

VAT

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

VIEWING

Strictly by appointment only through agents.

EPC

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