

TO LET - £16,500pa+VAT and service charge

293 Yarm Road

Darlington, Co Durham, DL1 1BA

Prominent Retail Premises on Popular Neighbourhood Parade – 1,111sq.ft.

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SITUATION/LOCATION

The property occupies a parade of similar retail units fronting Yarm Road approximately 1 mile east of Darlington town centre. Occupiers on the parade include Greggs, Ladbrokes, Westway Veterinary Practice and a number of local operators including a pharmacy, Chinese takeaway and Pizza takeaway. The parade lies adjacent to a major retail scheme with large customer car park anchored by Lidl, Aldi and Iceland and benefits from significant footfall levels and passing traffic. Access to the A66 and A1(M) is available within a short driving distance providing swift transport links across the region. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Two storey retail premises forming part of a popular neighbourhood parade with main road frontage to Yarm Road.

The ground floor incorporates a glazed shop front presently comprising an open plan sales area at the front together with a number of consultation / treatment rooms and accessible wc akin with the use of the previous tenant (dental practice). The unit may be returned to a shell if preferred by the occupier.

The first floor comprises an open plan breakout area with wc.

The property predominantly incorporates LED lighting and is heated by way of a combination of electric panel heaters and wall mounted electric heating/ cooling in a number of areas.

There is service/ delivery access from the rear.

TENURE

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

ACCOMMODATION

Ground Floor	83.32sq.m.	897sq.ft.
First Floor	19.89sq.m.	214sq.ft.
Net Internal Area	103.21sq.m.	1,111sq.ft.

SERVICE CHARGE

A service charge is payable towards common repair and upkeep. Further information is available via the Agent.

COSTS

Each party shall be responsible for their own legal and professional 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

£8,700

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

VAT

VAT is applicable to the rent and service charge.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-66



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