

## Retail Property

## Commercial Opportunity

## To Let

On the instructions of

EAST COAST

## Platform 1, Darlington Railway Station, Darlington DL1 4AA

**Location**

The unit is located on Platform 1.

The station is located close to the A167 which provides good connections to the A66 and the A1 to London and the North.

Darlington Railway Station benefits from approximately 4.5 million passengers per annum.

**Description**

The portable building is currently vacant and comprises vinyl floor, surface mounted strip lighting, power supply and data connection points.

**VAT**

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate, business rates and other outgoings.

**Terms**

A tripartite lease will be available, length to be agreed. The Lessee shall be responsible for the cost of preparing the lease.

**Accommodation**

Dimensions	Sq M	Sq Ft
	24.77	267

**Legal Costs**

Tenant to bear the lease preparation costs, estimated to be £1,500 plus VAT.

**Rental Offers**

Offers are invited on the property.

**Use**

Suitable for a number of uses subject to planning.

**Viewing**

Viewing strictly by prior appointment with the sole agent:

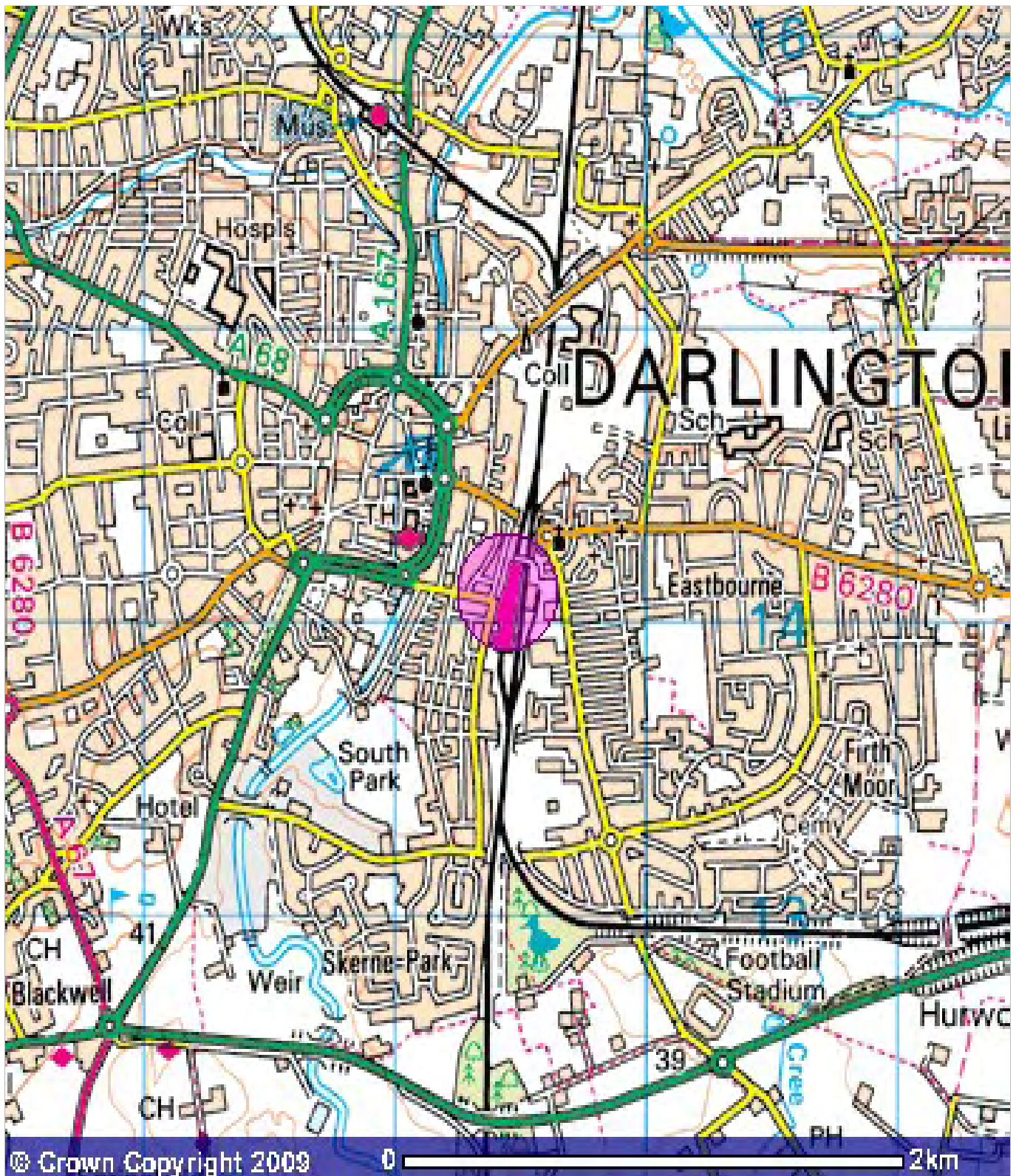
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# Platform 1, Darlington Railway Station, Darlington DL1 4AA



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