

TO LET

- ✔ Located within the station's building frontage
- ✔ Benefiting approx. from 2.35m passengers per annum
- ✔ Suitable for a number of uses subject to planning
- ✔ Railway Heritage funding may be available

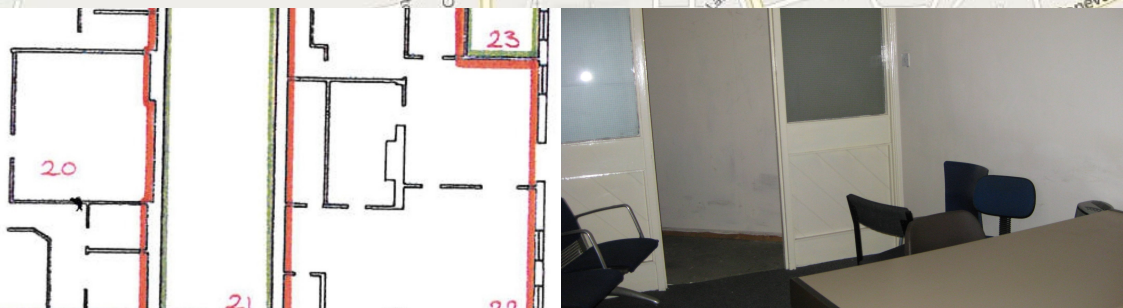
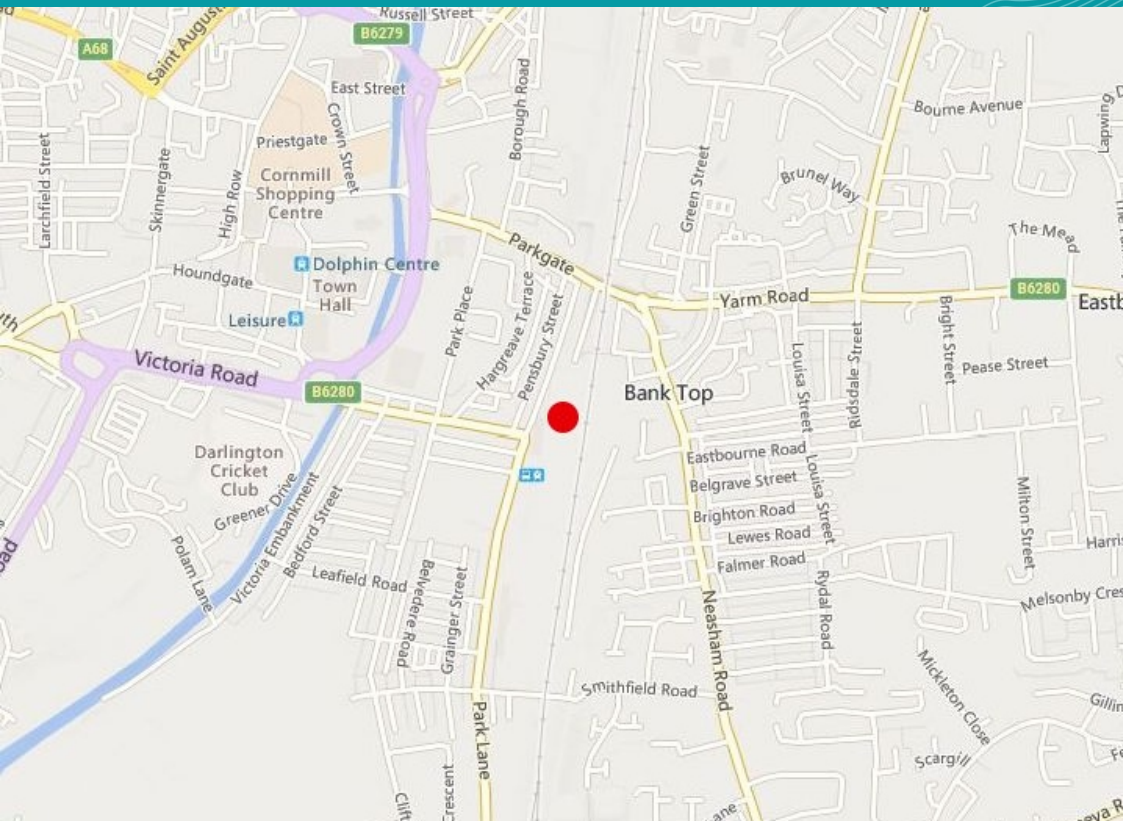


Darlington Railway Station, Station Buildings, Darlington DL1 4AA

Commercial Opportunity

1,440 Sq Ft
(134 Sq M)

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DESCRIPTION

We are pleased to offer on behalf of London North Eastern Railway premises located within the Grade II* Listed Station. The property benefits from a prominent frontage to the station approach road with a Kitchen, WC and access to services.

The subject premises requires investment but has the opportunity to be converted to a number of uses, from licensed bar to ancillary retail to offices. There may also be Railway Heritage funding available to help with the renovation of the historical architectural elements of the building.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Available Space	1,440	134
Total	1,440	134

LOCATION

The property is located in the station buildings with frontage to the station approach road. 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 is used by approximately 2.35 million passengers per annum.

RENT

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

VAT

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

EPC

The property has an EPC rating of C-67.

STATION GATEWAY REDEVELOPMENT

A £138m project led by Tees Valley Combined Authority and Network Rail will transform the areas around Darlington Station. The works will make the station easier to use for people on foot, cyclists and public transport. A new platform and station building as well as

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

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