

TO LET – £7,800 per annum

**312 North Road, Darlington
Co. Durham, DL1 2EW**

Ground Floor Shop with Extensive Window Frontage – 577sq.ft.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The property fronts North Road on it's corner with Thompson Street approximately 2 miles north of Darlington town centre. The location enjoys a steady and consistent flow of traffic being an arterial route through the town from J59 of the A1(M). Commercial amenities in the vicinity include Morrisons Daily and Rowlands Pharmacy amongst a diverse variety of local businesses. The location links swiftly with the A66 and A1(M) providing convenient transport links across the region.

DESCRIPTION

Attractive corner retail premises with glazed window frontage to North Road. Internally the accommodation is arranged to provide an open plan sales area, kitchen and wc with the benefit of a gas fired central heating system.

TENURE

Leasehold

LEASE TERMS

A new lease is available from 6th June 2024 drawn on standard full repairing and insuring terms for a term of years to be agreed.

AGENTS DECLARATION

Interested parties should be aware that a Director of Carver Commercial has a financial interest in this property.

ACCOMMODATION

The accommodation briefly comprises:-

Sales	41.93sq.m.	451sq.ft.
Office	9.02sq.m.	97sq.ft.
Kitchenette	2.66sq.m.	29sq.ft.
Net Internal Area	53.61sq.m.	577sq.ft.

COSTS

The incoming tenant is responsible for the Landlord's reasonable legal cost plus VAT in 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

£8,400.

The property falls within the threshold for small business relief and eligible occupiers should benefit from full rate relief. Interested parties are advised to take up further enquiries with 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

C-56



**18 St Cuthberts Way
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