

Commercial Opportunity

To Let

EAST COAST

Station Buildings, Darlington Railway Station, Darlington DL1 4AA



Tenant Act 1954 expiring on 30th March 2015.

The lessee shall be responsible for the cost of drafting the lease estimated to be £1500 plus VAT.

Accommodation

Dimensions

Net Internal Area	133 sq m	1431 sq ft
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Rent & Service Charge

Rental offers are invited based on a percentage of turnover subject to a minimum guaranteed rent of £20,000 per annum exclusive. The Service charge will be the equivalent of 7.5% of the passing rent per annum.

Use

A variety of different uses will be considered subject to planning.

Rates

Please contact the local council regarding business rates.

Viewing

Viewing strictly by prior appointment with the sole agent:

Jason Pinkett

Lambert Smith Hampton
Tel: 020 7198 2136
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Jessica Simpson

Lambert Smith Hampton
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Location

The unit forms part of the Grade II listed station buildings and benefits from approximately 4.5 million passengers per annum. The station is located close to the A167 which provides good connections to the A66 and the A1 to London and the North.

Description

This former operational accommodation has good frontage onto the station approach road. The premises currently comprises of a number of smaller partitioned rooms. The property benefits from a kitchen and w/c and access to services.

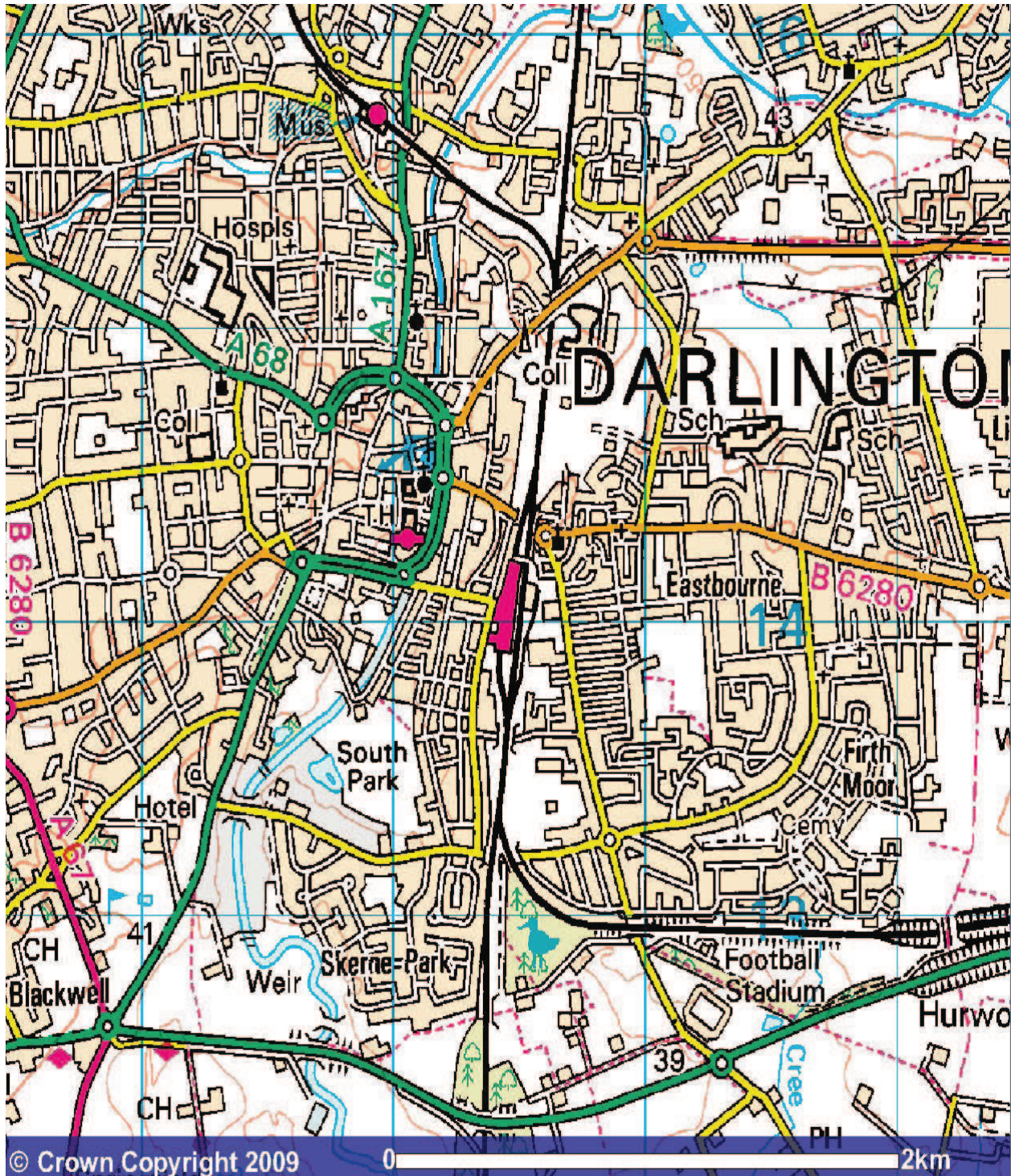
VAT

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

Terms

A lease contracted out of sections 24-28 of the Landlord and

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4th June 2009

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