



TO LET TREATMENT ROOM 3

Pilates & Beyond Studio, 85 Grange Road, Darlington DL1 5NN

- Attractive Town Centre location
- Ground floor treatment room in established studio, collaborative, clean and modern environment
- **Small Business Rates Relief should result in there being £0 payable on the room**
- Shared reception lobby with accessible WC and access
- Suitable for therapeutic uses, counselling, nutrition, office
- **Rent £365 pcm inclusive**

Contact:

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Connect Property NE

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LOCATION /

Located on the corner of Polam Lane and Grange Road in the West end of Darlington and adjacent to Sainsburys car park and short stay 2 hour street parking.

DESCRIPTION

The available treatment room forms part of the **Pilates & Beyond Studio**. The Studio provides a professional and modern hub for Pilates, Yoga, Meditation, and related therapy users established in 2016. Existing users enjoy a peaceful and collaborative space ideally located close to the town centre amenities.

ACCOMMODATION

Briefly, the treatment room one provides the following approximate net internal area: - **97m² (104 sq ft)**

The room is accessed off a shared corridor leading from the main reception lobby pictured, DWC and private kitchen. The entrance is on Polam Lane. The room has natural light from double glazed window with roller blinds. The lighting from inset spotlights.

TERMS / RENT

The room is available on a 6-12-month licence at a rent of £365 per month (payable monthly in advance) inclusive of heat and power. Business hours are Monday – Saturday (excluding bank holidays).

VAT

There is no VAT charged on the rent.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating has been confirmed as B (48).

RATING

Rateable Value (2024/5) of - £870 pa.

Under current government legislation Small Business Rates Relief should result in there being £0 payable on the room subject to individual circumstances.

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

VIEWING

By contacting through the agents Connect Property NE:

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Or

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