



Larchfield Street

Darlington DL3 7TF

£6,000 Per Annum





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- Ideal barber shop
- Has been an established business
- Kitchen and separate wc

- Prominent corner plot
- Front shop unit
- Rear yard

- Just off Duke St
- Second room to rear
- Newly fitted double glazed windows and door

Available for rent this larger than average shop unit is situated in an excellent location on a corner plot very close to Duke St in the town centre and has operated until recently as very successful barber shop. The property comprises: main shop unit to the front with second room to the rear along with a separate kitchen and WC. There is also a cellar.

Cellar

Externally

First year rent at £6000 per annum. Thereafter the rent will be £8500 per annum.

Room 1

16'3 x 17'5 (4.95m x 5.31m)

Main shop area situated to the front.

Room 2

17'1 x 9'7 (5.21m x 2.92m)

A good-sized second room situated to the rear currently with plumbing for backwash basins.

Kitchen

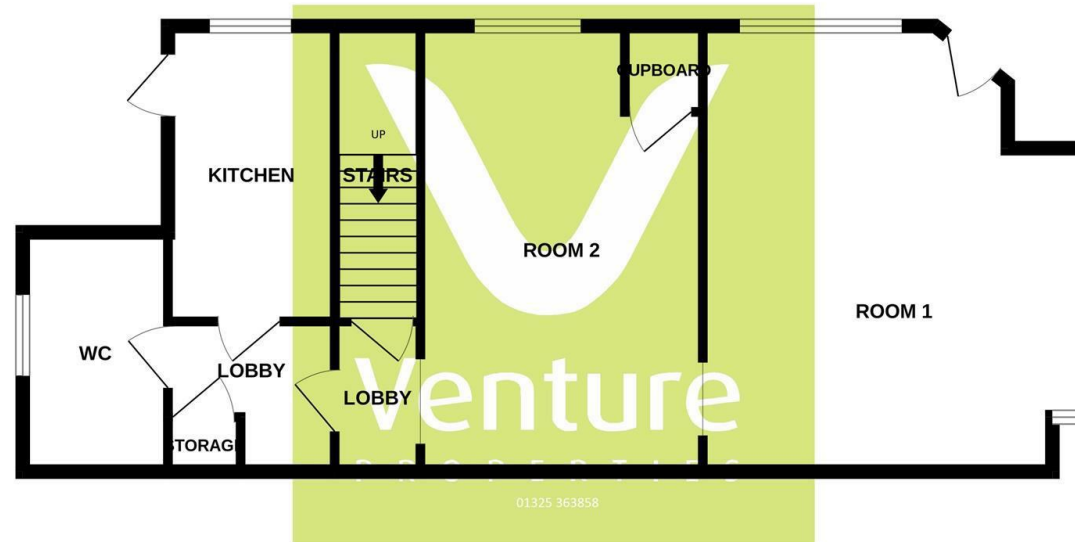
17'1 x 7'2 (5.21m x 2.18m)

Lobby

WC

WC with wash hand basin and plumbing for washing machine

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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