



HIGH STREET PROPERTY / CLASS A2

21 High Row, Darlington DL3 7QU



Rent: £55,000 PA

Ground Floor Area

1,316 Sq ft / 122 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Phil Coombes

Mob: 07715 678426

Email: phil@barkerproudlove.co.uk

Richard Barker

Mob: 07771 604525

Email: richard@barkerproudlove.co.uk

Location:

Darlington is an historic market town in the north east situated 16 miles west of Middlesbrough and approximately 20 miles south of Durham. The town's population is approximately 99,000.

The subject property is situated on High Row, close to the Cornmill Centre. Occupiers in the immediate vicinity include House of Fraser, Greggs, Poundland, Natwest and Barclays Bank.

Demise:	Sq Ft	Sq M
Ground Floor	1316	122.26
Basement	705	65.50

Rent:

The passing rent is £55,000 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires on 24/12/2025. The lease is available by way of assignment or sub-letting.

Business Rates:

The premises currently has a rateable value of £32,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

Service Charge:

The service charge for the current year is £4,292.

EPC:

Energy Performance Asset Rating - E

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

July 2020

Subject to Contract

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