

TO LET - £16,000 per annum, exclusive

14 High Row, Darlington, Co. Durham, DL3 7QQ

**Prime Town Centre Retail Premises – 1,311sq.ft.
(Grade II Listed)**

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SITUATION/LOCATION

The property fronts High Row in the heart of Darlington town centre amongst occupiers including House of Fraser, Boots Opticians, Greggs, Cooplands and Natwest amongst a diverse variety of other established businesses. The property lies adjacent to the towns covered market providing a local street food scene and approximately 100m from DL1 Leisure Complex incorporating occupiers including Nandos, Bella Italia, Tomahawk Steakhouse and Vue Cinema. All other town centre amenities are within walking distance and there are a number of public car parking facilities available close by. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Prime Grade II Listed town centre retail premises affording accommodation over three floor levels.

The ground floor incorporates glazed window frontage and is arranged to provide an open plan and versatile sales area with timber panelled racking. There is additional sales/ storage on the first and second floors.

There is return frontage to Clarks Yard at the rear.

TENURE

Leasehold

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

ACCOMMODATION/ TENANCY SCHEDULE

Ground Floor	51.06sq.m.	550sq.ft.
First Floor	37.52sq.m.	403sq.ft.
Second Floor	33.22sq.m.	358sq.ft.
Net Internal Area	121.8sq.m.	1,311sq.ft.

COSTS

Each party is responsible for their own legal costs incurred within 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

Present:	£16,000
1 st April 23:	£14,500

Interested parties are advised to direct further enquiries with respect to business rates to the Local Rating Authority.

VAT
TBC

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E-103



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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