

TO LET - £15,000 PLUS VAT IN THE FIRST YEAR

(Rising to £24,000 per annum thereafter, subject to negotiation)

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

Prime Town Centre Retail Premises – 2,147sq.ft.

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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 town centre retail premises.

The ground floor incorporates glazed window frontage to High Row and is arranged to provide an open plan and versatile sales area with rear wcs.

There is additional sales/ storage/ office accommodation on the first floor and basic storage accommodation on the second floor.

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 Sales	107.27sq.m.	1,154sq.ft.
First Floor	92.3sq.m.	993sq.ft.
Second Floor	Not Accessible	
Net Internal Area	199.57sq.m.	2,147sq.ft.

(Surveyors Note: The first floor measurement has been obtained via the ratings assessment provided by VOA)

COSTS

Each party shall be 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

£20,750

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

VAT

VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-61



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

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