



## Duke Street

Darlington DL3 7AJ

£1,175 Per Month





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# Duke Street

Darlington DL3 7AJ



- Prime corner premises
- Currently classified as hot food outlet by Council
- Large, dual aspect room

- Busy town centre location
- Ground floor
- Kitchen with storage room

- Excellent footfall opportunity
- Lease length negotiable
- WC

An excellent opportunity to rent a prominent corner premises on one of Darlington's prime commercial streets in the town centre.

The property has undergone a programme of complete refurbishment and is available immediately.

The lease is for the ground floor of the building and comprises a large open plan room with dual aspect facing both Duke Street and Larchfield Street, a kitchen, storage room and WC.

Duke Street comprises a mix of offices, shops, restaurants and cafes.

The property offers approximately 75.1 sq m (808 sq ft) of space.

## Main Room

26'5" x 20'6" (8.064 x 6.270)

## Kitchen Area

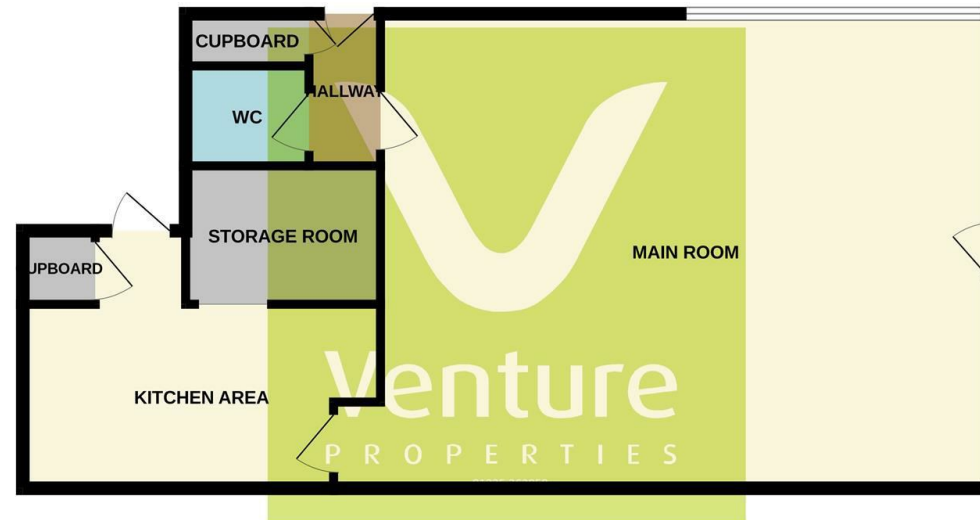
## Storage Room

## WC

## Externally

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## 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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## Property Information

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