

TO LET - Offers In The Region Of £95,000

The Former Coal Yard Adjacent to Loop Farm,
Butterknowle, Bishop Auckland, DL13 5JP

Land - Commercial sq ft

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS





ACCOMMODATION

Offices 98.98sq.m. 1,065sq.ft.

Kitchen 2.54sq.m. 27ft.

Net Internal Area 110.52sq.m. 1,092sq.ft.

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COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

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

We are advised by our client that the Rateable Value is:

£7,800.

On this basis the property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

We are advised by our client that VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

TBC

18 St. Cuthberts Way
Darlington
Durham
DL1 1GB
Telephone: 01325466945

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