

TO LET - £10,000 per annum, exclusive

47 Dodds Street, Darlington, DL3 6BE

Hot Food Takeaway Premises with 3-Bed Flat

CARVER
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SITUATION/LOCATION

The property fronts Dodds Street adjacent to Woodland Road/ Greenbank Road on the periphery of Darlington town centre. Dodds Street is a predominantly residential street with commercial amenities in the vicinity including shops/ retailers and a number of food outlets. The location lies adjacent to Darlington Memorial Hospital and benefits from swift access to the town centre inner ring road in turn linking with the A66 and A1(M) within a short driving distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Three storey mid-terrace premises comprising ground floor takeaway and 3-bed flat across the first/ second floor.

The ground floor incorporates glazed window frontage to Dodds Street comprising an open plan and versatile sales area with kitchen/ store. The first floor comprises a lounge, bedroom and bathroom. There are two bedrooms on the second floor.

There is a rear yard with outhouse store.

The property is in a basic state of repair generally and requires refurbishment/ modernisation.

TENURE

Leasehold

LEASE TERMS

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

ACCOMMODATION

Shop:-

Sales:	13.07sq.m.	(140sq.ft.)
Kitchen/ Store:	17.74sq.m.	(190sq.ft.)
Net Internal Area:	30.81sq.m.	(330sq.ft.)

Flat:-

Net Internal Area:	43sq.m.	(462sq.ft.)
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COSTS

Each party shall be responsible for their own legal fees incurred in relation to 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 details.

BUSINESS RATES/ COUNCIL TAX

Takeaway:-	£1,825
Flat:-	Band A

The takeaway premises 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.

EPC

To be confirmed

VAT

To be confirmed

VIEWING

Strictly by appointment only through agents.



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