

TO LET – £500 per calendar month plus service charge

**116 Whitby Way, Darlington,
Co. Durham, DL3 9UH**

Ground Floor Retail Premises – 548sq.ft.

CARVER
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SITUATION/LOCATION

The property forms part of a popular retail parade fronting Whitby Way occupied by businesses including a barbers, tanning salon, takeaways and retail shop. The property is located approximately 1 mile west of Cockerton and 2 miles north west of Darlington town centre within Branksome, a densely populated predominantly residential area. The location lies adjacent to the A68 linking swiftly with the A1M within a short driving distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

PREMISES

Ground floor retail premises incorporating glazed window frontage secured by electrically operated steel roller shutter.

The property comprises an open plan and versatile sales area together with lower split level sales/ prep, store and wc.

The property may suit a variety of business uses subject to any necessary planning / local authority / landlord consents.

TENURE

Leasehold

LEASE TERMS

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

SERVICE CHARGE

A service charge is payable towards common repair and upkeep. The service charge presently operates at around £100pcm (£1,200pa)

ACCOMMODATION

Main Sales	24.82sq.m.	267sq.ft.
Split Level Sales	23.26sq.m.	250sq.ft.
Stores	2.8sq.m.	30sq.ft.
Net Internal Area	50.88sq.m.	547sq.ft.

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

£4,050.

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

VAT

Not applicable

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC



18 St Cuthberts Way
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