

TO LET – Via Assignment - £10,000 per annum, exclusive
58 Duke Street, Darlington, Co. Durham,
DL3 7AN

Three Storey Versatile Commercial Premises with Parking –1,706sq.ft.

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SITUATION/LOCATION

The property fronts Duke Street, a desirable commercial thoroughfare to Darlington town centre incorporating a mix of independent retailers, restaurants and professional services.

All town centre amenities are within convenient walking distance and there are a number of public car parking facilities available closeby. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham benefitting from swift links across the region via the A66 and A1(M)

DESCRIPTION

Three storey versatile commercial premises of traditional brick construction held beneath a multi pitched and tile covered roof.

The property provides accommodation over three principle floor incorporating bay window frontage to Duke Street. The property comprises a range of office / consultation rooms, ancillary storage and managers accommodation across the second floor. The property is heated by way of a gas fired central heating system.

The property has most recently been occupied as Veterinary Practice (Class E) but may suit a variety of alternative uses subject to any necessary planning consents being obtained.

Externally there is parking for two vehicles at the rear.

TENURE

The property is held by way of a lease and available by way of an assignment (sub-lettings considered). Brief lease terms:-

Term: 10 years expiring 28th July 2026
Rent: £10,000pax (reviewed July 21)
RR: 29th July 2021
Repairs: FR&I limited by way of PSOC.
L&TA54: Protected

ACCOMMODATION

Ground Floor	53.95sq.m.	580sq.ft.
First Floor	54.1sq.m.	582sq.ft.
Second Floor	50.52sq.m.	544sq.ft.
Net Internal Area	158.57sq.m.	1,706sq.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/ COUNCIL TAX

£14,500. The property falls within the threshold for small business relief and eligible occupiers should benefit from an element of 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 not applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-60



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

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