

TO LET - £11,500 per annum, exclusive

12 Wooler Street, Darlington, DL1 1RQ

Versatile commercial premises – 1,721sq.ft.

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SITUATION/LOCATION

The property is situated adjacent to North Road (A167) approximately 1 mile north of Darlington town centre within an established trading location. Occupiers in the vicinity include Europcar, Alan Wadkins, Pretty Wild Seeds and Machine Mart among others. The location links swiftly with 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

Detached two storey commercial premises of traditional brick construction held under dual pitched tile covered roof.

The ground floor comprises an entrance/ reception area with WCs and a versatile office/ workshop. The first floor is predominantly open plan with additional WC facilities.

The property incorporates a three-phase power supply and is heated by way of gas fired central heating system.

Externally there is under-croft parking for approximately 2 vehicles and an enclosed concrete surfaced yard extending to approx. 164 sq.m.

The property may suit a variety of business uses, subject to any necessary planning consents.

TENURE

Leasehold

LEASE TERMS

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

ACCOMMODATION

Ground floor	53.08sq.m.	571sq.ft.
First floor	106.89sq.m.	1,150sq.ft.
Net Internal Area	159.97sq.m.	1,721sq.ft.

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.

COSTS

Each party shall be responsible for their own legal fees incurred within this transaction.

RATEABLE VALUE

£8,800.

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates.

VAT

TBC

VIEWING

Strictly by appointment only through the Agents

EPC

To be confirmed



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

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