

**TO LET: £12,000 per annum plus VAT**

**Unit 2, 206-210 Northgate, Darlington,  
Co. Durham, DL1 1RB**

**Versatile Ground Retail Premises – 955sq.ft.**

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## SITUATION/LOCATION

The property fronts Northgate (A167) on the periphery of Darlington town centre within the 'Town Centre Fringe'. The location is a popular trade position and established occupiers in the vicinity include Kwik Fit, Machine Mart and Kaspas Desserts amongst a diverse variety of independent businesses including shops, food outlets and professional services. North Road provides an arterial route to Darlington town centre from the A1(M) and the location provides swift access to the town centre inner ring road and A66. There are a number of on-street and public car parking facilities available close by. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Ground floor retail premises incorporating attractive glazed window frontage (with steel security shutter) to North Road (A167).

The units comprises an open plan and versatile sales area with rear kitchen/ prep/ stores and wcs. The unit is a former Greggs / café premises and incorporates a 45 KVA three phase power supply and commercial extraction.

The premises may suit a similar food operator, tanning salon, launderette or alternative commercial use subject to any necessary consents.

Net Internal Area      88.74sq.m.      (955sq.ft.)

## 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.

## 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

£11,750.

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

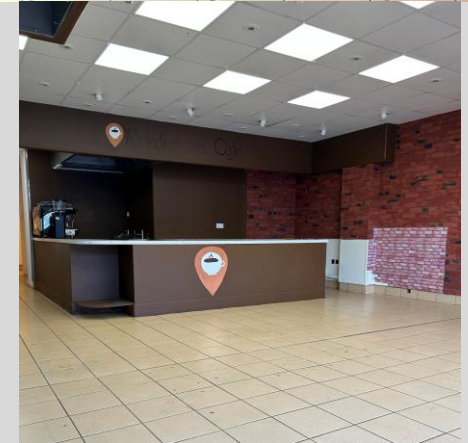
VAT is applicable to the rent.

## VIEWING

Strictly by appointment only through agents.

## EPC

C-73

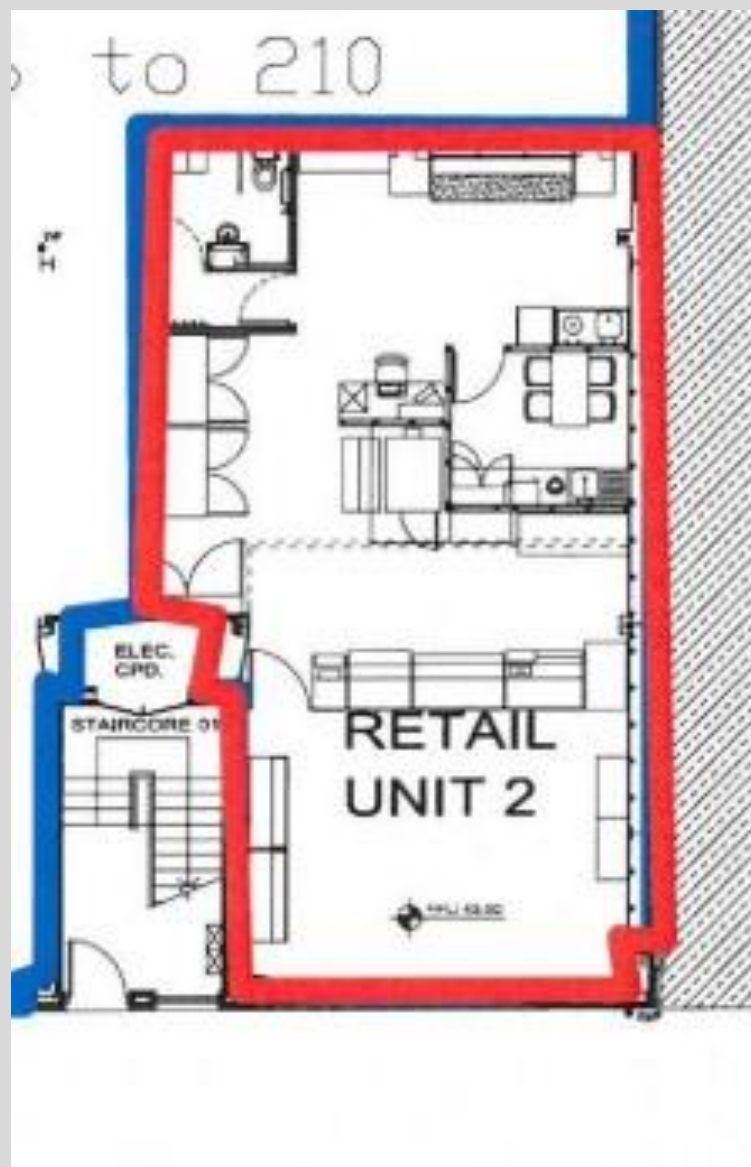


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**Darlington,**  
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**Telephone: 01325 466945**

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