

TO LET - £575 per calendar month, exclusive

**30b Larchfield Street, Darlington, Co. Durham,
DL3 7TE**

Ground Floor Versatile Commercial Premises – 503sq.ft.

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SITUATION/LOCATION

The property fronts Larchfield Street adjacent to Duke Street, the main professional thoroughfare to Darlington Town Centre. The location is a densely populated mixed neighbourhood incorporating a diverse variety of occupiers including shops, bars/ restaurants and professional services. All town centre amenities are within walking distance and there are a number of public and on street car parking facilities available close by. The location provides 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

Ground floor versatile commercial premises comprising a main open plan room with a smaller room and WC.

The property is well positioned with attractive window frontage to Larchfield Street secured via steel electric shutters.

The property may suit a variety of different uses (subject to necessary planning consents being obtained) including but not limited to an office, studio and salon.

LEASE TERMS

Leasehold

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

Net Internal Area: 46.80sq.m. (503sq.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

£4,150

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

To be confirmed

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-75



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

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