

**TO LET - £13,500 per annum, exclusive**

**18 Grange Road**

**Darlington, Co Durham, DL1 5NG**

**Versatile Commercial Premises – 880sq.ft.**

**CARVER**  
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CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



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## SITUATION/LOCATION

The property fronts Grange Road in the desirable Imperial Quarter within the “West End” of Darlington town centre. The Imperial Quarter is the town’s retail, leisure and professional quarter incorporating a diverse variety of established businesses including cafes/eateries, bars/restaurants, boutique retailers and a range of professional services. Established occupiers in the vicinity include Geoffrey Gillow and Thomas Watson Auctioneers among others. All town centre amenities are within walking distance and there are a number of public car parking facilities available close by including short stay parking available on Grange Road and Beaumont Street multi-storey car park within a short walking distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Versatile commercial premises with accommodation over three split floor levels. The property comprises an open plan and versatile sales area over the ground floor incorporating glazed window frontage to Grange Road. The sales area incorporates a suspended ceiling with integrated LED lighting. There is an office held on the lower ground level together with an office, store and wc on the split first floor level.

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

## TENURE

Leasehold. The property is available by way of a new lease drawn on full repairing and insuring terms for a term of years to be agreed.

## ACCOMMODATION

Office (Lower Ground)	23.17sq.m.	249sq.ft.
Sales (Ground)	39.42sq.m.	424sq.ft.
First Floor	19.28sq.m.	207sq.ft.
Net Internal Area	81.87sq.m.	880sq.ft.

## COSTS

Each party shall be responsible for their own legal fees 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

£10,750.

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

## VAT

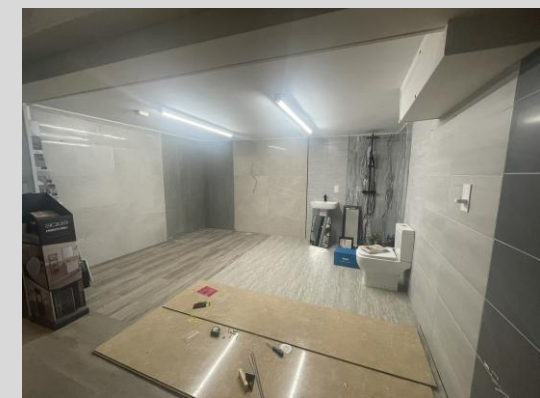
We are advised by our client that VAT is not applicable.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

C-66



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