

**TO LET - £9,000 per annum, exclusive**

**1A Crown Street, Darlington, Co. Durham, DL1 1LU**

**Ground Floor A5 Hot Food Takeaway Premises – 402sq.ft.**

**CARVER**  
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## SITUATION/LOCATION

The property fronts Crown Street adjacent to its junction with Northgate in the heart of Darlington town centre. Notable occupiers in the vicinity include River Island, Boots, Trespass, B&M, Shoezone and Greggs among others. All town centre amenities are within convenient walking distance and there are a number of public / on street car parking facilities available close by. The location lies adjacent 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 hot food takeaway premises within this attractive Grade II listed property.

The property affords an open plan sales area with attractive window frontage to Crown Street incorporating commercial kitchen with a gas supply, store and wc.

## TENURE

Leasehold

## LEASE TERMS

A new lease shall be drawn on effectively full repairing and insuring terms for a term of years to be agreed.

## ACCOMMODATION

Sales: 10.33sq.m. (111sq.ft.)  
Kitchen: 27.06sq.m. (291sq.ft.)

Net Internal Area: 37.39sq.m. (402sq.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

£8,000

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

We are advised by our client that VAT is applicable to the rent.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

B-42



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

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