

TO LET (BY WAY OF SUBLEASE) - £15,000pax

**16 Grange Road, Darlington, Co Durham, DL1
5NG**

Versatile Commercial Premises (Use Class E) – 880sq.ft.

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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 providing accommodation over two floors (split level).

The ground floor comprises an open plan and versatile sales area held over split level incorporating glazed window frontage to Grange Road.

The first floor provides additional sales / office accommodation (split level) with rear store and wcs.

The property has most recently been used by our client as an architectural practice but has previously been occupied as a café/ wine bar and may suit a variety of business uses subject to any necessary landlord/ planning/ local authority consents.

TENURE

The property is held by our client by way of a lease dated 17 January 2023.

The property is available via a new sub-lease for a term of years to be agreed (excluded from S.24-2.28 L&TA54)

ACCOMMODATION

Ground Floor	70.09sq.m.	754sq.ft.
First Floor	48.55sq.m.	521sq.ft.
Net Internal Area	118.64sq.m.	1,277sq.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

£12,500.

The property falls within the threshold for small business relief and eligible occupiers should benefit from an element of rate relief. Interested parties are advised to direct further enquiries to the Local Rating Authority with regards to business rates.

VAT

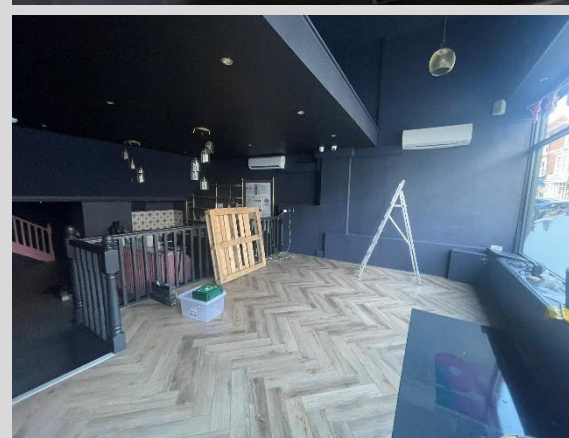
We are advised by our client that VAT is not applicable.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-96



**18 St Cuthberts Way, Darlington,
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