

**TO LET - £14,500 per annum, exclusive**

**139 North Road, Darlington, Co. Durham,  
DL1 2PS**

**Versatile Ground Floor Commercial Premises – Former Car Showroom**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property fronts North Road (A167) on its corner with Westmoreland Street approximately 2 miles north of Darlington town centre. The immediate vicinity is a mixed neighbourhood incorporating a diverse variety of established business occupiers including trade counters, shops, offices and professional services. North Road is an arterial route linking the town centre with the A1(M) and benefits from significant levels of passing traffic. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Former car showroom held over the ground floor of this corner mixed use premises incorporating extensive return window frontage to North Road and Westmoreland Street.

Internally the accommodation is arranged in an 'L' shape comprising two open plan sales areas projecting in a linear fashion with roller shutter access.

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

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

## ACCOMMODATION

Net internal area | 261.19sq.m. | 2,811sq.ft.

## COSTS

Each party will 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

The property is recorded in the present rating list at £6,200 from April 2024. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

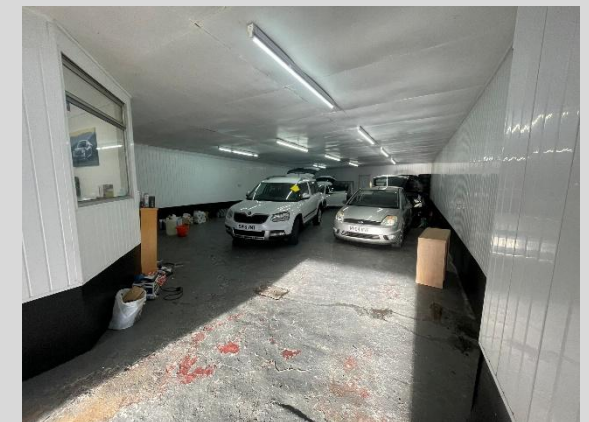
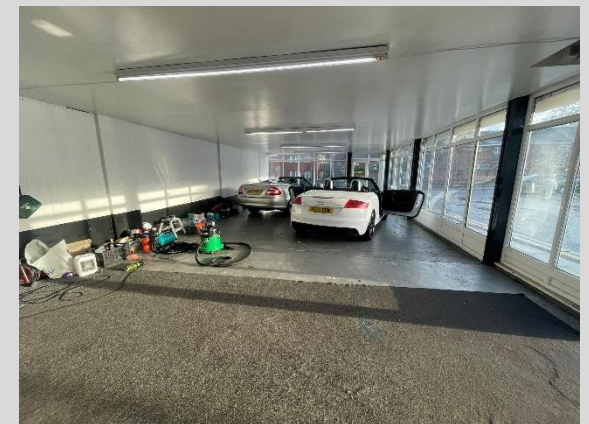
Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.

## EPC

D-76



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

**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

**CARVER**  
**COMMERCIAL**  
**CHARTERED SURVEYORS**  
**& PROPERTY CONSULTANTS**