

TO LET - £35,000 per annum, exclusive (plus VAT)

**24 Grange Road
Darlington, DL1 5NG**

Versatile Town Centre Premises

CARVER
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SITUATION/LOCATION

The premises stands in a prominent location on the corner of Victoria Road (inner ring road) with frontage onto Grange Road, a popular mixed retail/restaurant/bar location together with exclusive fashion boutiques and individual retailers.

PREMISES

A modern steel framed single storey building with brick elevations and pitched tiled roof providing open plan sales area with part wooden suspended timber floor. The premises incorporate two wcs. There is presently fire exit onto Victoria Road and main access to the side on Grange Road. The premises have an eaves height of 7.65m and height to exposed steel work of 4.58m approximately.

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms.

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in 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.

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

ACCOMMODATION

The accommodation briefly comprises:-

Total Net Internal Area	241.63sq.m.	2,600sq.ft.
Existing ground floor sales	223sq.m.	2,400sq.ft.

Gross frontage approximately 12.2m
Maximum depth approx. 20m

The total NIA includes the fire corridor presently in situ.

AGENTS NOTE

Informal enquiries have been made with Darlington Borough Council regarding change of use for bar/restaurant. We are advised that this would be considered subject to submission of a formal planning application. Prospective tenants may make their own enquiries Tel. 01325405777.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-
£33,750.

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.

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. The 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.

VIEWING

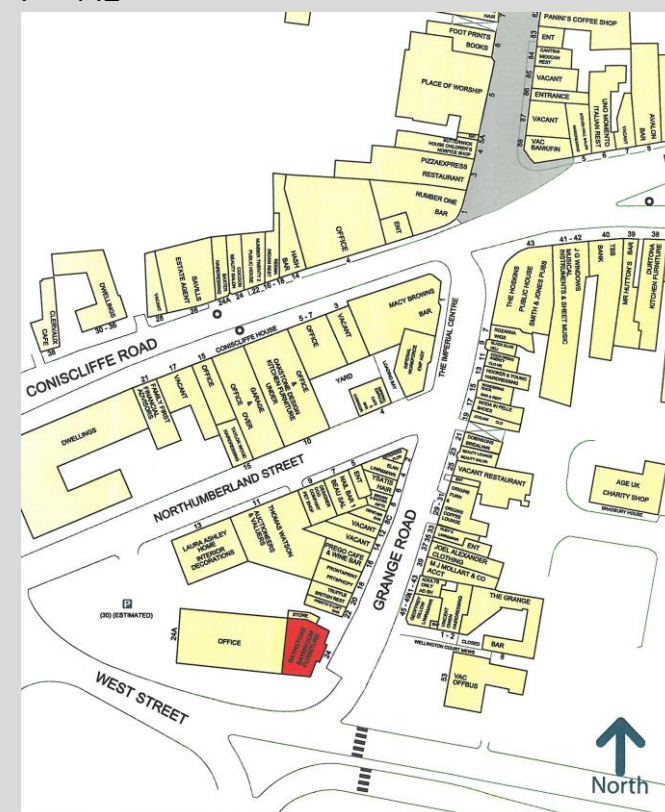
Strictly by appointment only through agents:-

Carver Commercial – Chris Farlow MRICS
Tel: 01325 466945
Email: chrisf@carvergroup.co.uk

Or joint agent
Connect Property NE – Andrew Wilkinson
DDL Tel: 01642 704932
Email: Andrew@cpne.co.uk

ENERGY PERFORMANCE ASSET RATING

F – 142



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