

TO LET

50 Yarm Road, Darlington, DL1 1XQ

Rent: £6,000 per annum



- ❖ Ground floor retail unit in prominent visible location
 - ❖ Useable area approx. 42 sq m / 452 sq ft
- ❖ Situated close Darlington Train Station which is currently being extended & redeveloped
- ❖ Zero Business Rates subject to meeting qualification criteria

Description

Ground floor retail unit which previously traded as a barbers shop. The property is situated close to Darlington Train Station which is undergoing significant improvement works at the present time to develop a modern, pedestrian friendly travel interchange to service the town and the wider region.

Location

The property is located approx. 0.5 miles to the west of the town centre with frontage onto Yarm Road. Yarm Road is one of the principal access routes to Darlington town centre from the A66.

The surrounding area is of mixed use and includes retail, office, leisure, higher education as well as residential.

Accommodation

The accommodation is arranged to provide a sales area, back shop, WC and rear yard. The overall useable floor area is approx. 42 sq m / 441 sq ft. The property has a timber framed display window.



Services

As far as we are aware the property has mains supplies of water and electricity in addition to mains drainage.

Interested parties should make their own enquiries in this regard.

Energy Performance Certificate

Energy Performance Asset Rating Band E (118). Full Certificate available upon request.

Terms

The premises are available to let by way of a new effective fully repairing and insuring lease, at a rent of £6,000 per annum exclusive of business rates and all other outgoings.

The landlord reserves their right to request a rental deposit.

Rating Assessment

£2,200 Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2022/2023 is 51.2p in the pound. Rates payable are therefore £1,126.40 less any Small Business Relief or any other discounts, which might be applicable.

Please contact your local authority for more information.

Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or e-mail enquiries@greigcavey.com