



3-3A Duke Street, Darlington, DL3 7RX

Office / Retail Premises To Let (May Sell)

SUMMARY

Tenure	To Let (May Sell)
Size	1,135 sq ft / 105.44 sq m
Rent	£18,500 per annum
Rates Payable	£4,687.20 per annum Or £0 pa with SBRR
Rateable Value	£10,850
EPC Rating	E (107)
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Prominent corner position within Darlington's established professional services district
- Ideally suited to solicitors, estate agents, accountants, financial advisers and other professional occupiers
- Ground-floor reception and offices with additional accommodation on upper and lower floors
- Attractive glazed frontage to Duke Street with rear parking for one vehicle
- Convenient access to Darlington Town Centre, public car parks and the inner ring road

LOCATION

The property occupies a prominent corner position on Duke Street, within Darlington's established professional services district.

Nearby occupiers include Close Thornton Solicitors, J.W. Wood, Carvers, Meikles Solicitors, Bridgefords and Your Move, together with a variety of other professional and commercial businesses.

Darlington Town Centre, public car parks and other amenities are within walking distance, with convenient access to the inner ring road, A66 and A1(M).

WHAT3WORDS

///crash.images.admits

DESCRIPTION

The property comprises a three-storey commercial building of traditional brick construction beneath a pitched, tiled roof.

The ground floor provides a glazed frontage to Duke Street, an open-plan reception or sales area, two offices, kitchen and WC.

The first floor provides two further offices and male and female WC facilities, while the lower ground floor offers additional office or commercial accommodation.

The premises benefit from gas-fired central heating and parking for one vehicle to the rear.

ACCOMMODATION

Name	sq ft	sq m
Lower Ground	222	20.62
Ground	574	53.33
1st	339	31.49
Total	1,135	105.44

TERMS

Available on a new full repairing and insuring lease for a term to be agreed, at £18,500 pa. A sale may also be considered, with details available upon request.

BUSINESS RATES

The property is currently subject to two separate business rates assessments:

- 3 Duke Street (Ground Floor): £7,200
- 3A Duke Street (First Floor): £3,650
- Combined Rateable Value: £10,850

Based on the combined Rateable Value, qualifying occupiers should be eligible for Small Business Rates Relief, potentially resulting in no business rates payable.

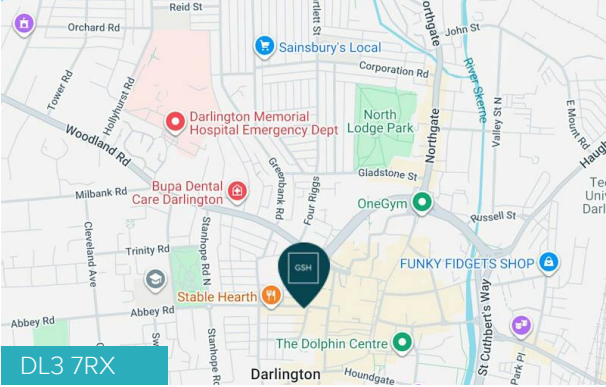
Interested parties are advised to make their own enquiries with Darlington Borough Council regarding the actual rates payable and eligibility for relief.

APPLICATION AND REFERENCING

Where referencing is undertaken by the Agent, an application and referencing fee may be payable by the applicant. Further information is available from the Agent.

AGENT'S NOTE

A partner of this practice has an interest in this property.



VIEWING & FURTHER INFORMATION

 **Graham S Hall**
CHARTERED SURVEYORS
0191 731 8660
www.grahamshall.com 

DARYL CARR
0191 731 8660
daryl@grahamshall.com

CHRIS FARLOW
01325 466 945
chrisf@carversproperty.co.uk

CARVERS
COMMERCIAL & SURVEYING



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 300.