

**TO LET - £3,000 per annum, exclusive**

**65 Duke Street  
Darlington, DL3 7SD**

**Single Office Available**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



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## SITUATION/LOCATION

The property is situated on Duke Street, the main pedestrian thoroughfare into Darlington Town Centre. The area incorporates a diverse variety of business occupiers including both local and regional Retailers, Estate Agents and Solicitors. The location benefits from various public car parking facilities, with Darlington mainline railway station being within walking distance. Darlington lies approximately 24 miles south of Durham and 16.4 miles West of Middlesbrough, both easily accessed from the A1(M) and A66 respectively.

## PREMISES

A traditional Victorian brick built property under pitched roof incorporating Gas Central Heating and UPVC Double Glazing with shared facilities.

## TENURE

Under Licence

## TERMS OF LICENCE

Minimum 12 month agreement with three months written notice to quit thereafter.

## ACCOMMODATION

The accommodation briefly comprises:-

Shared Reception Hall with staircase to first floor		
Ground Floor Office	15.21sq.m.	164sq.ft.
Male and Female Wcs		
Shared Kitchenette		

## 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

To be re-assessed.

## 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.

## ENERGY PERFORMANCE ASSET RATING

E-104

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

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