

TO LET – £18,500 per annum, exclusive

Chesnut Street

Darlington, DL1 1QL

Versatile Commercial Unit Currently D2 Use (formerly gymnasium and soft play uses)

CARVER

COMMERCIAL

CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The unit is conveniently situated for access to the A167, a main arterial road into Darlington town centre from the A1. It is located on the corner of Chesnut Street and John Dobbin Road adjacent to Hertz Car Rental. This is an established commercial trading location incorporating a variety of businesses including Sherwoods Vauxhall Dealership, Lytestream Electrical Engineers and Contractors, Europ Car and Alan Wadkins Tool Store.

PREMISES

A semi detached unit originally forming part of a car showroom premises and subsequently divided and refurbished by our client in recent years. The former use was a gymnasium and more recently childrens soft play centre (D2 planning use). Versatile space lends itself to alternative commercial uses if desired subject to any necessary local authority and landlords consents.

The property presently incorporates staff room, stores and wc facilities including disabled access wc. There is a fire alarm system and security alarm installed. The main roof has a maximum internal height of approximately 5.67m. Externally access is via a shared entrance with Hertz. The site is enclosed with brick wall and palisade fencing to boundaries and there are 14 marked parking bays on site.

TENURE

Leasehold

ACCOMMODATION

The accommodation briefly comprises:-

GIA approx..	454sq.m.	4,886sq.ft.
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APPLICATION FEE

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

COSTS

The incoming tenant will be responsible for landlord's reasonable legal costs 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.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:- £18,250.

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

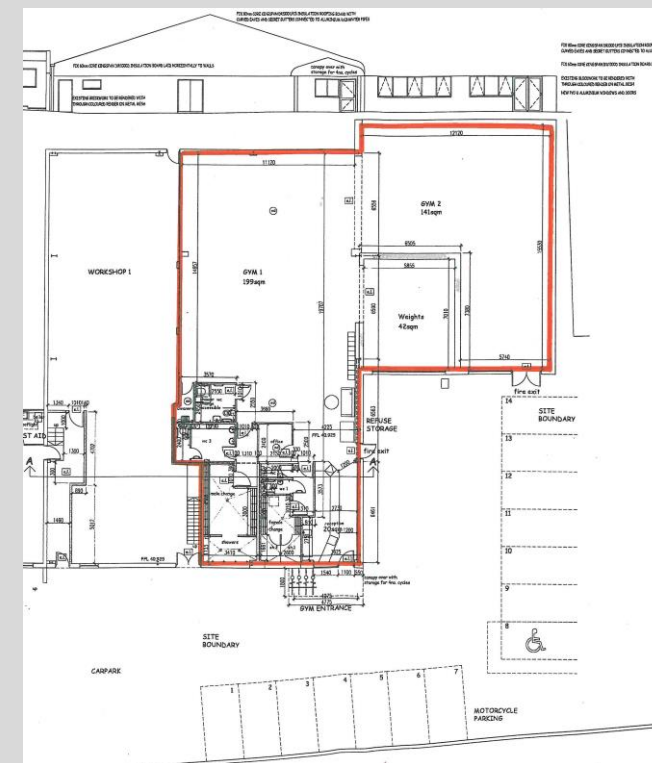
Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-53

AGENTS NOTE

The soft play tenant that currently occupies the premises will be vacating end of January 2019.



**For Identification Purposes Only*

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