

319 North Road, Darlington,  
Co Durham, DL1 2JP



GERALDEVE

## TO LET (By Assignment or Sub Lease)



**319 North Road  
Darlington  
Co Durham  
DL1 2JP**

### **Prominent Showroom/ Retail Unit**

319 North Road – 3,159 sq ft (293.6 sq m) Plus ancillary accommodation.

- Prominent corner site position facing the A167 North Road.
- High density residential area with roadside commercial uses.
- Good open showroom.
- Suitable for a wide variety of uses including convenience store uses, subject to planning.

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### Location

The property is prominently positioned overlooking the main A167 North Road junction with Thompson Street East / West. North Road is the town's northern feeder road linking the town centre 2.5 kilometres to the south with access to the A1(M) 4 kilometres to the north. The property is situated in an area of predominant residential use although local commercial occupiers include Morrison Food and Fuel Store, a Co-operative convenience store plus a variety of regional / local occupiers.

### Description

The property predominantly comprises a brick built open plan showroom plus ancillary areas to include staff accommodation and mezzanine storage provision. All main windows and entry points are equipped with electrically operated overhead roller security shutters.

Car parking is provided for 9 vehicles and is accessed off Ruby Street.

### Accommodation

The property comprises of the following gross internal floor areas:

Description	Sq Ft	Sq M
Sales Area GIA	3,159	293.57
Mezzanine	859	79.79
Office	143	13.28
Store	171	15.92
Kitchenette	116	10.74
<b>Total Floor Area</b>	<b>4,448</b>	<b>413.30</b>

### Rateable Value

The property has a current 2010 rateable value of £18,250. The rate in the pound for the 2015/16 Uniform Business rate is 49.3 pence

### The Lease

With effect from 19/8/1996, 35 year term, approx. 16 years unexpired. Sublease for shorter terms available or possible surrender/ re-grant new lease.

### VAT

We are advised that VAT is payable on the rent.

### Energy Performance Asset Rating

G – 260

### Viewing

Strictly by appointment through joint agents Carver Commercial & Gerald Eve LLP.

**Richard Hardy/ Matthew Ewin**  
0113 204 8406/ 8414  
rhardy@geraldeve.com

**Julie Wallin**  
01325 466945  
juliew@carvergroup.co.uk



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**GERALDEVE**  
0113 244 0708  
geraldeve.com

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CHARTERED SURVEYORS  
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01325 466945 carvergroup.co.uk