

INDEPENDENT
HAIR & BEAUTY

22

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22 High Northgate, Darlington
Darlington



£260 pcm



22 High Northgate

Darlington

Chair Hire Available at Independent Hair & Beauty! Calling All Independent Hairstylists and Barbers!

Looking to elevate your business in a professional, fully equipped environment? **Independent Hair & Beauty at 22 High Northgate, Darlington** has just what you need!

Why Choose Us?

- **Prime Location:** Benefit from a high-traffic area to attract more clients.
- **Affordable Rates:** First 6 Months £60.00 per week / then normal rate of £120.00 per week – with no hidden charges or commission fees.
- **Top-Notch Facilities:** Each space comes with mirrors, client seating, and access to hot water.
- **All-Inclusive Amenities:** Electricity, Wi-Fi, kitchen, laundry area, and W.C. included.
- **Flexible Lease Options:** Choose from weekly, monthly, or long-term agreements tailored to your needs.
- Free Limited Parking available to the rear & side of shop - or a 3 min walk to Skerne Bridge Pay & Display Car Park.

Don't miss this opportunity to grow your business in a supportive and well-maintained space!

Council Tax band: A

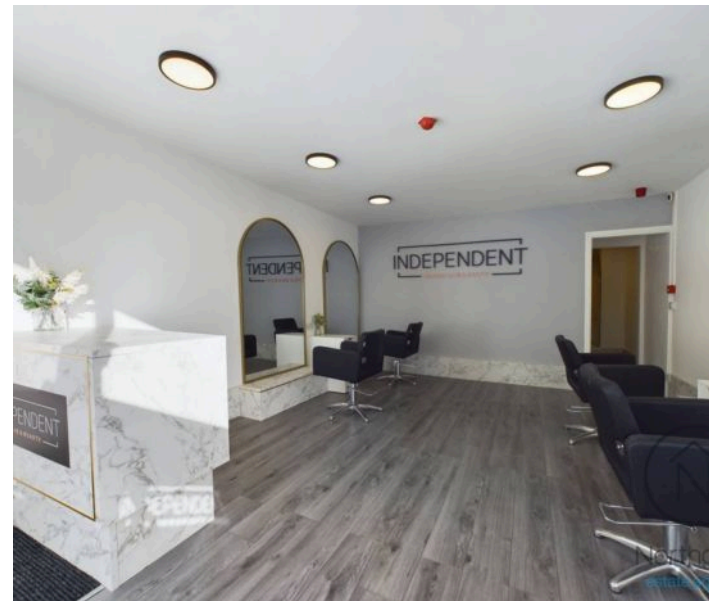
Tenure: Freehold

- Opportunity for self employed hairdressers/barbers
- Flexible Terms: Weekly, monthly, or long-term agreements to suit your needs.
- Amenities Included: Electricity, Wi-Fi, Hot Water, Kitchen Area, & W.C.
- 2 X Backwash Units
- Free Limited Parking space To Rear / Paid Parking At



Please Note:

WE ARE OBLIGED UNDER THE TERMS OF THE ESTATE AGENTS ACT THAT TO DISCLOSE THE FOLLOWING INFORMATION. The director Russell Hartshorn of Northgate Signature LTD T/A Northgate Estate Agents is the Director of Independent hair and beauty LTD. AND THEREFORE SHOULD YOU WISH TO SEEK INDEPENDENT ADVICE IN RELATION TO ANY OFFER, WE WOULD RECOMMEND THAT YOU CONTACT YOUR SOLICITOR OR OTHER SUITABLE REPRESENTATIVE.





ON STREET

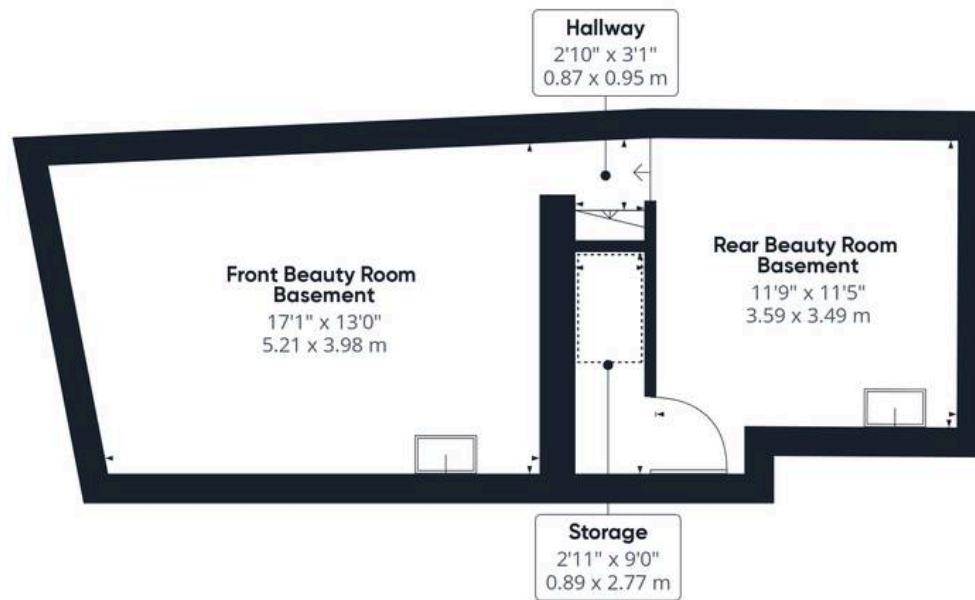
Limited free on street parking to side and rear of the premises.

ON STREET

Skerne Bridge Pay & Display Car Park 3 min walk (0.1 mile)
Current Rates 207 spaces (including 2 disabled and 10 electric charging points). Up to 3 hours, £1 per hour or part of. All day £4 - for up to date rates visit:

<https://www.darlington.gov.uk/transport-and-streets/car-parking/car-parks-and-charges/>





Floor -1



Ground Floor

Approximate total area⁽¹⁾

1250.67 ft²

116.19 m²

Reduced headroom

12.37 ft²

1.15 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Northgate - County Durham

Northgate Estate Agents, Suite 3 - DL5 4DH

01325 728333 • info@northgates.net • www.northgates.co.uk/



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