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CARVER
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TO LET

**Versatile Town Centre Retail Premises with
Return Frontage**

88 Skinnergate, Darlington, DL3 7LX

Total NIA 85.78sq.m. (922.99sq.ft.)



Asking Rent £18,000 per annum, exclusive

www.carvercommercial.co.uk

SITUATION/LOCATION

The premises occupy a prominent position on the corner of Skinnergate and Blackwellgate within the Imperial Quarter in the heart of Darlington town centre. Surrounding occupiers include Pizza Express, House of Fraser and Goldsmiths Jewellers together with a number of bars and restaurants. The recently completed Feethams Leisure Complex is approximately 250m from the property and incorporates occupiers including VUE Multiplex Cinema, Premier Inn, Nando's and Bella Italia. Public car parking is available within walking distance.

PREMISES

Ground floor retail premises with return window frontage to Skinnergate and Blackwellgate. The premises has most recently been occupied as a banking hall (A2 retail) and presently incorporates a number of partition offices and kitchenette. The accommodation is versatile and may be configured to suit individual requirements. There is pedestrian access together with disabled access from Skinnergate.

ACCOMMODATION

Net internal area 85.78sq.m. (922.99sq.ft.)

TENURE

Leasehold

LEASE TERMS

A new lease is available on effectively full repairing and insuring terms by way of a service charge. Length of lease negotiable. Please note the lease will be excluded from the renewal provisions contained within the Landlord and Tenant Act 1954 Part 2.

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost 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 1st April 2017 as follows:
£16,750

VAT

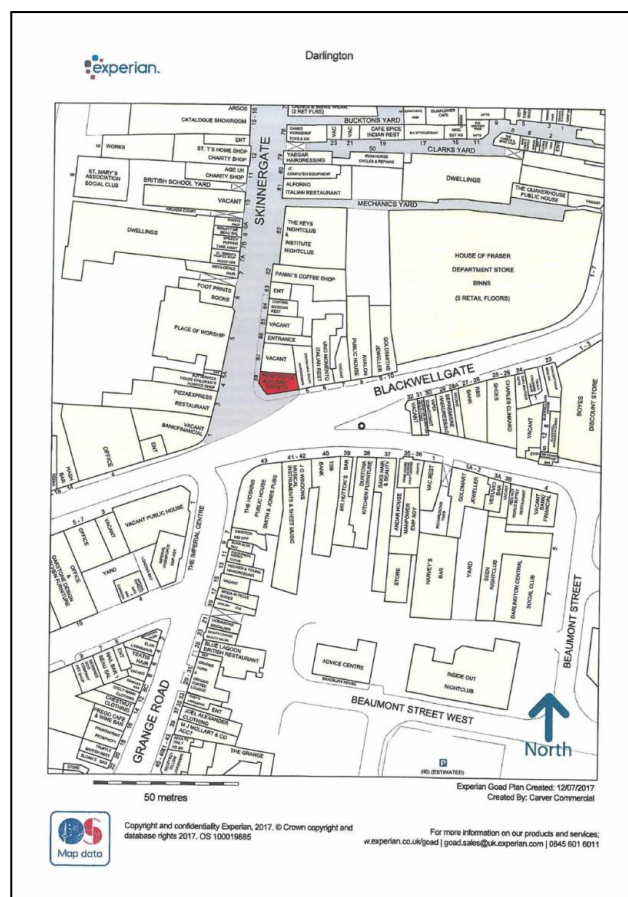
Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

TBC



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Nick & Gordon Carver Residential or Carver Commercial, Nick & Gordon Carver, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.