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CARVER

COMMERCIAL
CHARTERED SURVEYORS
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TO LET
Leasehold

Town Centre Retail Premises
3b Houndgate, Darlington, DL1 5RL

Rent £6,000 per annum, exclusive
Net Internal Area 27.88sq.m. (300sq.ft.)



SITUATION/LOCATION

The property is favourably situated within the heart of Darlington town centre amongst a range of established businesses. The immediate vicinity incorporates occupiers including Vesuvio Wine Bar, Uno Momento Italian Bar and Restaurant, Houndgate Townhouse and House of Fraser. All other town centre amenities are available within convenient walking distance and there are a number of public car parking facilities available closeby. Darlington lies approximately 14 miles west of Middlesbrough and 22 miles south of Durham.

PREMISES

Ground floor retail premises with attractive window frontage situated within this two storey multi let premises of traditional brick construction under a dual pitch and tile covered roof. Internally the accommodation is predominantly open plan and may suit a variety of retail uses subject to any necessary consents.

ACCOMMODATION

The accommodation briefly comprises:-

Net Internal Area 27.88sq.m. (300sq.ft.)

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing terms for a term of years to be agreed.

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 draft rateable value with effect from April 2017 as follows:-
£4,300

Rate relief may be available to eligible occupiers. Interested parties are advised to take up further enquiries with the Local Authority.

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 - 102



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.

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