

TO LET- £6,000 per annum, excl.

Ground Floor Shop, Bakehouse Hill

Darlington, DL1 5QA

Ground Floor Retail Unit

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The property commands a prominent position on the periphery of Darlington Market Place fronting the covered market in the heart of Darlington town centre. The vicinity incorporates a diverse range of businesses with all town centre amenities within convenient walking distance. There are a number of public and on street car parking facilities available closeby.

PREMISES

Ground floor shop contained within this attractive 19th Century property incorporating glazed shop front and arranged to provide an open plan sales area.

TENURE

Leasehold

LEASE TERMS

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

COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT incurred within this transaction.

ACCOMMODATION

The accommodation briefly comprises:-

Net Internal Area	26.7sq.m.	287sq.ft.
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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 at TBC

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



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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