

TO LET

Prominent Retail Unit with First Floor Storage

13-16 Skinnergate
Darlington
County Durham
DL3 7NJ



Location

The property occupies a prominent retail position on Skinnergate in Darlington. Skinnergate is one of Darlington's main retail pitches and runs parallel to Darlington's main retail thoroughfares- Northgate and High Row.

Darlington is a large market town located in County Durham with a resident population circa 92,000. Darlington lies approximately 37 miles south of Newcastle upon Tyne and benefits from excellent transport links lying in close proximity to Junction 58 of the major A1(M) trunk road. The town also has the benefit of excellent train links and is located on the east coast main line which offers regular services to London in the South and Edinburgh in the North.

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Retail

Development
Industrial
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Office

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Hadrian House, Higham Place,
Newcastle upon Tyne, NE1 8AF
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Description

The property is of brick construction under a pitched manmade slate roof comprising ground floor retail Accommodation with first floor internal storage. The shop benefits from a large glazed frontage with electric roller shutters.

Internally the property consists of solid floors and exposed ceilings on the ground floor. There are 2 goods lifts which service both floors as well as kitchen and WC facilities to the first floor. The property also has the benefit of a large rear yard and rear loading access.

Accommodation

The property comprises the following Net Internal Area;

Net Frontage	13.17 m	43' 02"
Shop Depth	34.70 m	113' 08"
Ground Floor Sales	390.89 m ²	4,208 ft ²
Ground Floor Storage	38.36 m ²	413 ft ²
First Floor Storage	360.74 m ²	3,883 ft ²
ITZA	148.46 m ²	3,883 ft ²

Tenure

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£39,500 per annum exclusive of all other outgoings.

Legal Costs

Each part to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT where chargeable.

Rating

Rateable Value (2017 list): £35,500

Approximate Rates Payable: £17,040

Interested parties are asked to confirm the current rates payable with Darlington Borough Council.

EPC

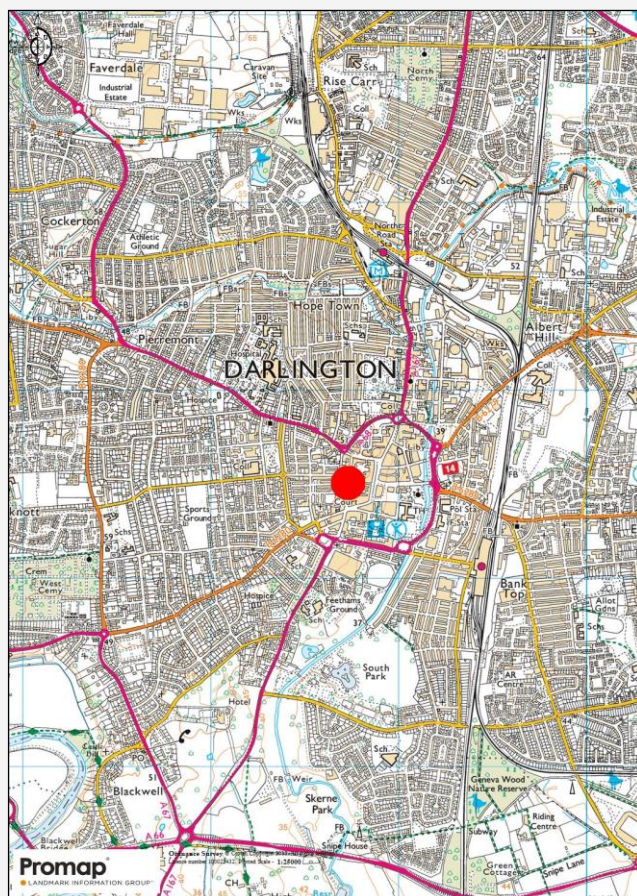
An EPC has been commissioned and will be available to view shortly.

Further Information

For general enquiries and viewing arrangements please contact James Fletcher or Penny McAteer on 0191 232 7030 or email

[jamesfletcher@naylors.co.uk/](mailto:jamesfletcher@naylors.co.uk)

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