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CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



TO LET
Leasehold

Town Centre Retail Premises

80 Skinnergate, Darlington, DL3 7LX

Rent £7,500 per annum, exclusive
Net Internal Area 59.13sq.m. (636.23sq.ft.)



www.carvercommercial.co.uk

SITUATION/LOCATION

Skinnergate lies adjacent to Post House Wynd, Blackwellgate and High Row within the heart of Darlington town centre. The location is a well established business area incorporating a wide variety of retail and leisure operators including Greenwoods Menswear, Al Forno Cafe/Restaurant and The Keys Bar and Nightclub. All town centre amenities are within walking distance and public car parking is available closeby.

PREMISES

Two storey town centre mid terraced retail premises of predominantly brick construction under a dual pitched and tile covered roof. There is attractive glazed window frontage at the ground floor comprising an open plan sales area with access to the basement and wc. The first floor provides useful storage with kitchen facilities.

ACCOMMODATION

Basement

Storage	39.91sq.m.	(429.43sq.ft.)
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Ground Floor

Sales Area	30.75sq.m.	(330.87sq.ft.)
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WC

External Outhouse	1.64sq.m.	(17.72sq.ft.)
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First Floor

Stores	22.03sq.m.	(237sq.ft.)
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Kitchenette	6.35sq.m.	(68.32sq.ft.)
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Total NIA	59.13sq.m.	(636.23sq.ft.)
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(excluding basement and external outhouse)

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms. Length of lease negotiable.

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:-

RV £5,600

The property falls within the threshold for small business rate relief. Eligible occupiers will benefit from full rate relief. We suggest that interested parties 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 - 111

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.