

**TO LET - £8,000 per annum, exclusive**

**4 Houndgate Mews, Blackwellgate  
Darlington, DL1 5SG**

**Town Centre Retail Premises – Suitable For a Variety of Uses**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property forms part of an attractive shopping mews linking Houndgate with Blackwellgate within the Imperial Quarter in the heart of Darlington town centre. Commercial occupiers in the vicinity include House of Fraser, Boyes, Saks and a number of bars, restaurants and eateries.

## PREMISES

Ground floor retail premises incorporating attractive glazed window frontage. Internally the accommodation comprises an open plan sales area with a number of former treatment rooms/stores together with wc.

## ACCOMMODATION

Main Sales	37.96sq.m.	408sq.ft.
Treatment Rooms/Office/Store	25.26sq.m.	272sq.ft.
<b>Net Internal Area</b>	<b>63.22sq.m.</b>	<b>680sq.ft.</b>

## TENURE

Leasehold

## LEASE TERMS

A new lease is available based on an internal repairing and insuring obligation 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

We understand from our investigations on the Valuation Office Website that the property is recorded in the current rating list with effect from 1<sup>st</sup> April 2017 at £7,800. Eligible occupiers should benefit from small business relief and we advise interested parties 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 - 116



**18 St Cuthberts Way**  
**Darlington**  
**County Durham**  
**DL1 1GB**  
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