

TO LET - £12,000 per annum, exclusive

31 Post House Wynd Darlington, DL3 7LP

Versatile Town Centre Business Premises – Suitable for a variety of commercial uses (STP)

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SITUATION/LOCATION

The premises are situated on the corner of Post House Wynd and High Row enjoying a pleasant aspect above the pedestrianised heart of Darlington town centre. The immediate vicinity incorporates a wide variety of occupiers including Virgin Money, Cooplands, Greggs, Boots Opticians and The Cornmill Shopping Centre. All other town centre amenities are within convenient walking distance including Feethams leisure complex incorporating Vue Cinema, Nando's, and Bella Italia. A number of public car parking facilities are available close by.

PREMISES

The accommodation is split over ground, first, second and third floors providing a number of cellular and open plan offices rooms/ retail space. The ground floor has frontage to Post House Wynd and the upper floors front High Row. The property incorporates a gas fired central heating system and may suit a variety of associated retail, office or alternative commercial uses subject to any necessary statutory consents.

TENURE

Leasehold

LEASE TERMS

A new lease is available on effectively full repairing and insuring terms (by way of service charge)

COSTS

Each party is responsible for their own legal costs incurred within this transaction.

ACCOMMODATION

Ground floor sales	12.9sq.m.	139sq.ft.
First floor former studio/office	105.2sq.m.	1,132sq.ft.
Second floor offices	69.3sq.m.	746sq.ft.
Third floor	37.4sq.m.	402sq.ft.
Total Net Internal Area	224.7sq.m.	2,419sq.ft.

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 are advised by Darlington Borough Council that the premises are listed in the current rating list from April 2017 at £12,250. The property falls within the threshold for Small Business Rate relief and eligible occupiers should benefit from a discounted rate. Interested parties are advised to take up enquiries with the Local Authority.

VAT

We are advised by our client that VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

EPC

An EPC is available on request.



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