

TO LET – £8,500 per annum plus VAT

**73 Skinnergate, Darlington, Co. Durham,
DL3 7LL**

Prominent Corner Retail Premises with Return Window Frontage – 294sq.ft.

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SITUATION/LOCATION

The property occupies a prominent corner position fronting Skinnergate with return frontage to Post House Wynd in the heart of Darlington town centre. Established occupiers in the immediate vicinity include Savers, Greggs and Queensway Dental amongst a diverse variety of local businesses including shops, professional services, bars, restaurants and eateries. The location benefits from swift access to the town centre inner ring road in turn providing access across the region via the A66 and A(1M). Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Versatile ground floor retail premises with return window frontage that may suit a variety of business uses.

The property comprises an open plan sales area with outhouse wc.

Net internal area 27.32sq.m. (294sq.ft.)

(Agents Note: Tenant's chattels shown in photos will be removed)

TENURE

Leasehold.

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

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.

COSTS

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

RATEABLE VALUE/ COUNCIL TAX

The property is recorded in the current ratings list from 1st April 2017 at £8,400. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

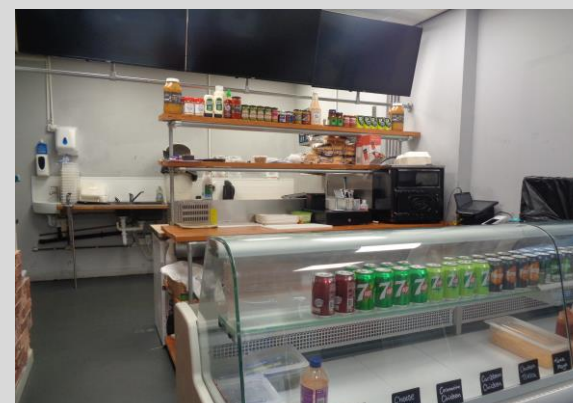
VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-90



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

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