

TO LET – £9,500 per annum in the first year

35 Priestgate, Darlington, DL1 1NG

Town Centre Retail Premises – Potential for alternative uses – 843sq.ft.

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SITUATION/LOCATION

The property fronts Priestgate, adjacent to the Cornmill Shopping Centre and perpendicular to High Row/ Northgate in the heart of Darlington town centre. The vicinity incorporates a diverse variety of established commercial occupiers including Latimer Hinks, Mercure Hotel and Costa amongst a range of local businesses. All town centre amenities are within convenient walking distance and there are a number of public car parking facilities available close by.

PREMISES

Grade II Listed town centre retail premises (former hair and beauty salon) of traditional brick construction under a pitched and tile covered roof incorporating attractive bay window frontage.

Internally the property provides a versatile sales area on the ground floor together with a number of former treatment rooms and kitchen on first/ second floor.

The property is heated by way of a gas fired central heating system and there is a shared yard at the rear.

TENURE

Leasehold

LEASE TERMS

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

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor Sales	29.3sq.m.	315sq.ft.
First Floor	25.89sq.m.	279sq.ft.
Second Floor	23.13sq.m.	249sq.ft.
Net internal Area	78.32sq.m.	843sq.ft.

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT incurred within 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 property is listed in the current rating list at £6,400. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief. Interested parties are advised to take up further enquiries with the Local Authority.

VAT

We are advised by our client that VAT is not applicable to the rent.

VIEWING

Strictly by appointment only through agents.

EPC

C-74



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