

**TO LET - £10,000 (From) Per Annum**

**Bainbridge House/Skinnergate, Skinnergate,  
Darlington, County Durham, DL3 7LX**

**Retail sq ft**

**CARVER**

COMMERCIAL

CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS





#### ACCOMMODATION

Offices 98.98sq.m. 1,065sq.ft.

Kitchen 2.54sq.m. 27ft.

Net Internal Area 110.52sq.m. 1,092sq.ft.

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#### COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

#### 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 our client that the Rateable Value is:

£7,800.

On this basis 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

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

#### VIEWING

Strictly by appointment only through agents.

#### ENERGY PERFORMANCE ASSET RATING

TBC

18 St. Cuthberts Way  
Darlington  
Durham  
DL1 1GB  
Telephone: 01325466945

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