

TO LET - £11,950 per annum

39 Blackwellgate

Darlington, Co Durham, DL1 5HW

Versatile Town Centre Commercial Premises – Former Bar – 1,099sq.ft.

CARVER

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SITUATION/LOCATION

The property fronts Blackwellgate in the desirable Imperial Quarter within the "West End" of Darlington town centre. The Imperial Quarter is the town's retail, leisure and professional quarter incorporating a diverse variety of established businesses including cafes/eateries, bars/restaurants, boutique retailers and a range of professional services. Established occupiers in the vicinity include House of Fraser and Goldsmiths amongst a number of established local businesses. All town centre amenities are within walking distance and there are a number of public car parking facilities available close by including Beaumont Street multi-storey car park within a short walking distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Versatile two storey commercial premises of traditional brick construction held under a pitched tile covered roof.

The ground floor comprises an open plan and versatile sales area with rear managers office / store incorporating spot lighting and electrically operated heating and cooling.

There is a further open plan sales area across the first floor incorporating attractive bay window with male and female wcs.

The property was most recently occupied as a "barbers and bar" and may suit a variety of uses subject to obtaining any necessary Landlord/ Planning/ Local Authority consents.

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

ACCOMMODATION

| | | |
|-------------------|------------|-------------|
| GF Sales | 34.52sq.m. | 372sq.ft. |
| Mezzanine | 19.89sq.m. | 214sq.ft. |
| First Floor | 47.62sq.m. | 513sq.ft. |
| Net Internal Area | 102sq.m. | 1,099sq.ft. |

*Measurements taken from historic marketing details.

COSTS

The incoming tenant will be responsible for the 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

£10,000 - The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

We are advised by our client that there is no VAT on the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

TBC



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