

TO LET - £350 per calendar month exclusive

**23 Clarks Yard, Darlington, Co. Durham,
DL3 7QH**

Versatile Commercial Premises- Former Distillery - 632sq.ft.

CARVER

COMMERCIAL

CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The property is situated in Clarks Yard, an attractive retail thoroughfare linking High Row with Skinnergate in the heart of Darlington town centre. The immediate vicinity incorporates a wide variety of established local businesses including Bakerman, Echo 3 Coffee House and Roastery and The Cheese and Wine Shop among others. All town centre amenities within convenient walking distance and there are a number of public / on street car parking facilities available close by. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham with convenient transport links across the region via the A66 and A1M.

PREMISES

Two storey commercial premises of traditional brick construction.

The property incorporates glazed window frontage comprising a small sales/ former bar area on the ground floor with a larger sales area, workshop and wc on the first floor.

The property may suit a variety of commercial uses subject to any necessary Landlord, Local Authority, Planning/ Statutory consents.

TENURE

Leasehold

LEASE TERMS

A new lease is available on full repairing and insuring terms. Length of lease negotiable.

ACCOMMODATION

Ground Floor	13.35sq.m.	144sq.ft.
First Floor	45.39sq.m.	488sq.ft.
Net Internal Area	58.74sq.m.	632sq.ft.

COSTS

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

£2,950

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief. Interested parties are advised to direct further enquiries to 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

To be confirmed



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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS