

TO LET – £12,000 per annum, exclusive

99 Parkgate Chambers, Darlington, Co. Durham

DL1 1RZ

Versatile Retail Premises with extensive window frontage – 1,057sq.ft.

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SITUATION/LOCATION

The property occupies a prominent corner position fronting Parkgate is on the periphery of Darlington town centre amongst a diverse variety of commercial occupiers including Darlington Hippodrome, The Hullabaloo and Darlington Tyre and Autocentre amongst a diverse variety of other established businesses including shops and bars/ restaurants. All town centre amenities are within convenient walking distance and there are a number of public car parking facilities available closeby. 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. There are a number of public car parking facilities available close by.

DESCRIPTION

Versatile ground floor retail premises with extensive window frontage to Parkgate.

Internally the property provides a versatile ground floor sales area with WC. The shop incorporates double glazing and a suspended ceiling with LED lighting.

The property may suit a variety of business uses subject to obtaining any required planning/ statutory/ Landlord consents.

TENURE/ LEASE TERMS

Leasehold

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

ACCOMMODATION

Net internal Area | 98.26sq.m. | 1057.66sq.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 recorded in the current ratings list at £7,600. 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 not applicable on the rent.

VIEWING

Strictly by appointment only through agents.

EPC

B-31



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