

**TO LET – £12,500 IN FIRST YEAR**

# **Three Crowns, Archer Street, Darlington, DL3 6LU**

**Ground Floor Public House and Recently Refurbished 2 Bedroom Flat**

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## SITUATION/LOCATION

The property occupies a corner position fronting Archer Street on the corner of Sun Street on the periphery of Darlington town centre. The immediate vicinity is a densely populated and mixed neighbourhood incorporating a number of residential streets and commercial occupiers including, HC-One, Blacketts Medical Practice, 186 Property Solutions and Premier Convenience Store amongst a diverse variety of other independent businesses. The location benefits from swift access to the town centre inner ring road in turn linking swiftly with the A66 and A(1M) across the region. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Two storey mixed premises comprising ground floor public house and first floor 2 bedroom flat (managers accommodation).

The ground floor comprises an open plan and versatile sales area incorporating bar with multi-fuel burner, store and WCs.

The flat comprises two bedrooms, kitchen and lounge heated by way of a gas fired central heating system.

There is a rear storage building (not yet accessed via the Agent) and beer cellar.

## TENURE

Leasehold. A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed.

**THE RENT IS REDUCED TO £12,500PA IN THE FIRST YEAR AND SHALL INCREASE SUBJECT TO NEGOTIATION.**

## VIEWING

Strictly by appointment only through the Agents.

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

## ACCOMMODATION SCHEDULE

### Public House

Net Internal Area 109.90sq.m (1182sq.ft)

Cellar TBC  
Store TBC

### First Floor Flat

Two bedroom flat incorporating a newly fitted kitchen and bathroom with bath and shower.

Net Internal Area 55.84sq.m (601sq.ft.)

## 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.

## COSTS

The incoming tenant will be responsible for the Landlord's legal costs plus VAT incurred within this transaction.

## RATEABLE VALUE/ COUNCIL TAX

£6,250. Band A

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.

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## VAT

To be confirmed

## EPC

Public House To be confirmed  
Flat E-50



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