

**TO LET – £20,000 per annum plus VAT**

**The Corner House, 27 Skinnergate, Darlington**

**DL3 7NW**

**Ground Floor Public House extending to – 1,558sq.ft.**

**May suit a variety of alternative business uses**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property occupies a prominent position on the corner of Duke Street and Skinnergate in the heart of Darlington town centre conservation area. Established occupiers in the immediate vicinity include Savers, Greggs and Queensway Dental amongst a diverse variety of local businesses including shop, professional services, bars, restaurants and eateries. The location benefits from swift access to the town centre inner ring road in turn providing access across the region via the A66 and A(1M). Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Ground floor public house comprising an open plan and versatile sales area incorporating bar, wood burner and beer cellar.

The property has recently undergone a comprehensive programme of refurbishment and provides a "turn key opportunity".

The property may suit a variety of alternative business uses subject to any necessary statutory/ local authority/ landlord consents.

## TENURE

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

## ACCOMMODATION SCHEDULE

Public House comprising open plan and versatile sales area with bar and cellar.

Sales: 97.36sq.m. (1,048sq.ft.)

Cellar: 47.37sq.m. (510sq.ft.)

Net Internal Area: 144.73sq.m. (1,558sq.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

The property is recorded in the current ratings list from 1<sup>st</sup> April 2023 at £16,750. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

VAT is applicable to the rent

## VIEWING

Strictly by appointment only through the Agents

## EPC

B-37



**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**