

**TO LET – £13,000 per annum exclusivse**

# **Upper Floors, 36-40 Tubwell Row, Darlington, DL1 1PD**

**First Floor Restaurant Premises with Managers Accommodation – 1,643sq.ft.  
May suit a variety of alternative business uses**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property occupies a prominent corner position fronting Tubwell Row at its junction with Church Row adjacent to Darlington Market Place and directly opposite the southern entrance to the Cornmill Shopping Centre. Established occupiers in the immediate vicinity include Tesco's Local, Ramsden's, Darlington Building Society and Betfred amongst a diverse variety of local businesses including shops, 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

First and second floor restaurant/ café premises.

The first floor comprises an open plan and versatile sales area incorporating a bar and a fully equipped kitchen.

The second floor comprises customer WCs, five storage rooms and managers accommodation incorporating two bedrooms and a bathroom with electric shower.

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

### First Floor

Sales:	64.62sq.m.	(695sq.ft.)
Kitchen:	26.87sq.m.	(289sq.ft.)

### Second Floor

Stores:	32.10sq.m.	(345sq.ft.)
Managers		
Accommodation:	29.12sq.m.	(313sq.ft)
Total NIA Approx:	152.71sq.m.	(1643sq.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

Rateable Value: £8,000

Interested parties should qualify the incidence of business rates/ council tax with the Local Rating Authority.

## VAT

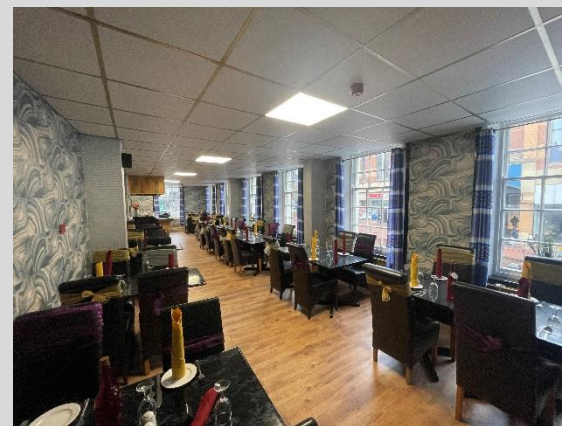
We are advised by our client that VAT is not applicable to the rent.

## VIEWING

Strictly by appointment only through the Agents

## EPC

C-56



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

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