

TO LET – All Enquiries Welcome

**73-75 Northgate, Darlington, Co. Durham,
DL1 1PR**

Versatile Shop Premises – Net Internal Area: 11,220sq.ft.

CARVER

COMMERCIAL

CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The property fronts Northgate within the heart of Darlington town centre immediately adjacent to occupiers including B&M and Greggs. Other occupiers in the vicinity include Boots, River Island, Holland and Barret, and Trespass among others. All town centre amenities are within convenient walking distance and public car parking facilities are available closeby including the Cornmill Multi Storey Car Park approximately 50m distant. Darlington is a popular market town located approximately 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle. The location links swiftly with the town centre inner ring road in turn providing access to the A66 and A1M in a short driving distance.

DESCRIPTION

Two storey retail premises of traditional brick construction held under flat roof.

The ground floor comprises an open plan and versatile sales area incorporating glazed window frontage to Northgate, tiled floor and suspended ceiling with integrated lighting. There is rear loading, offices and stores.

The first floor comprises a number of office/ store rooms.

TENURE

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

ACCOMMODATION

Ground Floor

Sales: 593.83sq.m. (6,392sq.ft.)

Loading/ Anc: 33.92sq.m. (365sq.ft.)

First Floor: 414.66sq.m. (4,463sq.ft.)

Net Internal Area: 1,042.41sq.m. (11,220sq.ft.)

(***Measurements provided by client through historic property information. Interested parties should rely on their own enquiries in this regard***)

COSTS

Each party are responsible for their own legal fees 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/ COUNCIL TAX

The property is recorded in the current ratings list from 1st April 2023 at £39,000. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

We are advised by our client that VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-69



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