

**TO LET - £15,000 per annum**

**28 Post House Wynd, Darlington, Co. Durham,  
DL3 7LP**

**Versatile commercial premises held over 3 floors (former café) – 1,571sq.ft.**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS





## SITUATION/LOCATION

The property fronts Post House Wynd adjacent to its junction with High Row in the heart of Darlington town centre. Post House Wynd is a popular retail thoroughfare linking Skinnergate with High Row incorporating a diverse variety of shops, cafes/ restaurants and professional services. Notable occupiers in the vicinity include Greggs, Cooplands, Toni and Guy and Up & Running. All other 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 approximately 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle with swift transport links across the region via A66 and A1(M).

## DESCRIPTION

Three storey retail premises of traditional brick construction held beneath a pitched and tile covered roof.

Internally the property comprises an open plan and versatile sales area and kitchen on the ground floor. There is an additional sales area on the basement level together with offices/ stores and wc on the first floor.

The property was last occupied by a local café and may suit a variety of alternative business uses subject to any necessary statutory/ local authority/ planning/ landlord consents.

## TENURE

Leasehold.

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.

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

## ACCOMMODATION

Lower Ground Floor	46.15sq.m.	497sq.ft.
Ground Floor	61.96sq.m.	667sq.ft.
First Floor	37.79sq.m.	407sq.ft.
Net Internal Area	145.9sq.m.	1,571sq.ft.

## COSTS

Each party shall be responsible for their own legal and professional costs 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

£15,750

## VAT

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

## VIEWING

Strictly by appointment only through the joint agents.

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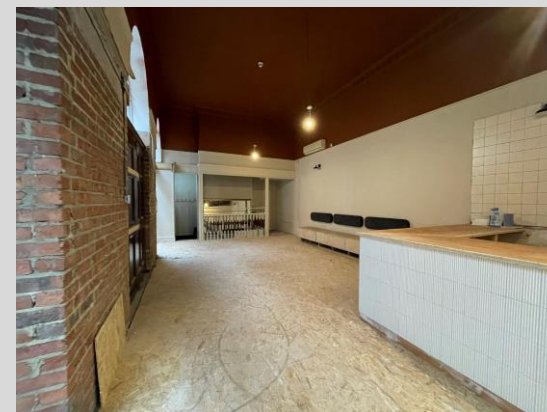
**THOMAS  
STEVENSON**

Chartered Surveyors  
Commercial Property Consultants

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Jack Robinson  
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**EPC**  
TBC



**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.

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## INDICATIVE FLOOR PLANS



*(\*For identification purposes only – not to scale)*

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