

TO LET - £12,500 per annum, exclusive

**Ground Floor, 18/19 Bondgate, Darlington, Co.
Durham, DL3 7JE**

Prominent Corner Retail Premises (Ground Floor) – 626sq.ft.

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SITUATION/LOCATION

The property occupies a prominent corner position fronting Bondgate with return window frontage to Skinnergate in the heart of Darlington town centre. The vicinity incorporates a diverse variety of established businesses including The Old Yard Tapas Bar, Taylor's Butchers, Wheelbase, Clark Willis Solicitors, Ryman, and Nationwide amongst range of independent businesses. All town centre amenities are within convenient walking distance and there are a number of public car parking facilities available close by. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Ground floor retail unit forming part of this attractive two storey commercial with return frontage to Skinnergate.

The property comprises an open plan and versatile sales area with rear store, disabled WC and kitchenette.

The property may suit a variety of business uses subject to any necessary planning/ landlord/ local authority 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

Net Internal Area: 58.18sq.m. (626sq.ft.)

COSTS

Each party shall be responsible for their own legal 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

£13,750 (April 2023)

The property presently falls within the threshold for small business relief and eligible occupiers should benefit from an element of rate relief. Interested parties should qualify the incidence of business rates with the local Rating Authority

VAT

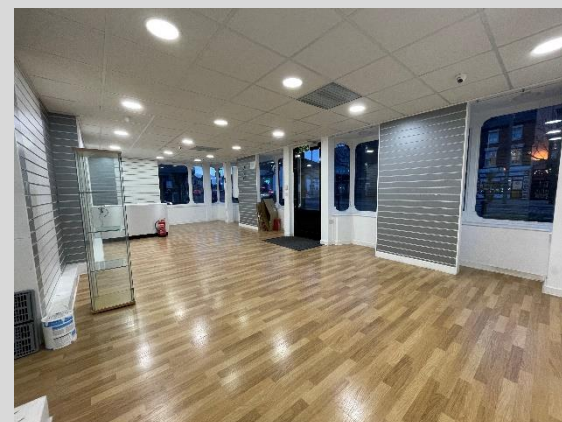
VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-56



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

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