

TO LET - £16,500 per annum, exclusive

37 Blackwellgate, Darlington, DL1 5HW

Versatile Town Centre Retail Premises – 894sq.ft.

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SITUATION/LOCATION

The property fronts Blackwellgate in the desirable "Imperial Quarter" of the town centre, Darlington's boutique retail and leisure quarter incorporating a diverse variety of bars/eateries, drinking establishments and boutique retailers. All other town centre amenities are within convenient walking distance including DL1 Leisure Complex incorporating Bella Italia, Nandos, Vue and Tomahawk Steakhouse. There are a number of public car parking facilities available closeby including Beaumont Street multi storey car park to the rear.

PREMISES

Ground floor retail premises incorporating attractive glazed window frontage comprising an open plan and versatile (split level) sales area with kitchen and wc.

Agents Note: The existing fit out is the property of the outgoing tenant but is available to an occupier subject to separate negotiation.

TENURE

Leasehold

LEASE TERMS

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

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C- 74

ACCOMMODATION

Net Internal Area	83.06sq.m.	894sq.ft.
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COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

APPLICATION FEE

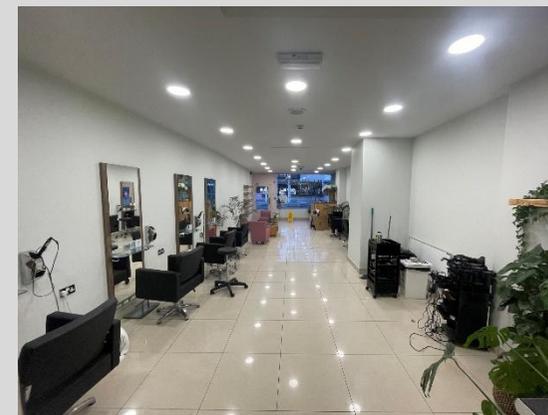
Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from 1st April 2023 at £14,250. The property falls within the threshold for small business relief and eligible occupiers should benefit from an element of relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.



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