

TO LET – £12,000 per annum, exclusive

**20 Skinnergate,
Darlington, Co. Durham, DL3 7NJ**

Grade II Listed Retail Premises – 1,519sq.ft.

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SITUATION/LOCATION

The property fronts Skinnergate in the heart of Darlington town centre. Established occupiers in the vicinity include Savers, Greggs and Queensway Dental amongst a diverse variety of other established businesses including shops, professional services, bars, restaurants and eateries. All town centre amenities are within convenient walking distance and there are a number of public car parking facilities available close by. The location benefits from swift access to the town centre inner ring road in turn linking with the A66 and A(1M) across the region. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

Grade II Listed three storey retail premises of traditional brick construction held beneath a multi pitched slate roof with flat section to rear.

The ground floor incorporates attractive glazed frontage comprising an open plan and versatile sales area with partition office. There is a suspended ceiling with integrated LED lighting.

The upper floors are accessed from the rear comprising a number of cellular office / store rooms.

The property may suit a variety of business uses subject to any necessary consents.

TENURE

Leasehold

LEASE TERMS

A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed. The lease shall be excluded from the renewal and compensation provisions of the Landlord and Tenant Act 1954.

ACCOMMODATION

Ground Floor	49.83sq.m.	536sq.ft.
First Floor	47.22sq.m.	508sq.ft.
Second Floor	44.1sq.m.	475sq.ft.
Net Internal Area	141.15sq.m.	1,519sq.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

£10,000. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to

VAT

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

VIEWING

Strictly by appointment only through the Agent.

ENERGY PERFORMANCE ASSET RATING

E-109



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