

TO LET- Rent £6,000 per annum plus VAT

**30 Blackwellgate, Darlington, Co. Durham
DL1 5HN**

Town Centre Retail Premises – 143sq.ft.

CARVER

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SITUATION/LOCATION

The property is situated within The Imperial Quarter within the 'West End' of Darlington town centre. The Imperial Quarter is the town's boutique retail and leisure quarter incorporating a diverse range of independent eating, dining and retail/ professional occupiers. Established businesses in the vicinity include House of Fraser, Uno Momento and Charles Clinkard among others. All town centre amenities are within convenient walking distance and there are a number of public car parking facilities available close by.

DESCRIPTION

Ground floor lock up retail premises incorporating bay window frontage to Blackwellgate.

Net Internal Area 13.31sq.m. (143sq.ft.)

AGENTS NOTE

There is no toilet or water supply to the property

TENURE / LEASE TERMS

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

COSTS

The incoming tenant is responsible for the Landlords reasonable legal fee plus VAT 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

The property is recorded in the current rating list from 1st April 2023 at £3,750. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates.

VAT

VAT is applicable to the rent.

ENERGY PERFORMANCE ASSET RATING

C-75

VIEWING

Strictly by appointment only through agents.



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