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TO LET

Town Centre Retail Unit

87 Skinnergate, Darlington, DL3 7LX

Total NIA 86.4sq.m. (930sq.ft.)

Asking Rent £14,000 per annum, excl.



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SITUATION/LOCATION

The premises occupy a prominent frontage on this busy thoroughfare in Darlington town centre adjacent to the Newcastle Building Society and close to a variety of business occupiers including Pizza Express, Argos and The Keys Club/Restaurant. Darlington town centre is currently expanding with the nearby Feethams Cinema Complex with restaurants currently under construction and due to open Spring 2016.

PREMISES

Ground floor retail premises with extensive frontage onto main street providing open plan accommodation with access to rear common area (service area) with WC facilities. There is also a fire exit from the rear of the service area having pedestrian access via a shared alleyway onto Blackwellgate adjacent to Uno Momento.

ACCOMMODATION

Sales Area 86.4sq.m. (930sq.ft.)

(the floor area has been calculated from scale drawings provided by the client)

Rear corridor with access to shared communal common area/service area to WC facilities

Fire exist to rear giving pedestrian access via shared alleyway onto Blackwellgate (adjacent to Uno Momento)

TENURE

Leasehold

LEASE TERMS

A new lease is available on full repairing and insuring terms by way of service charge. Length of lease negotiable.

Please note the lease will be excluded from the renewal provisions contained within the Landlord and Tenant Act 1954 Part 2.

COSTS

The incoming Tenant will be responsible for the Landlord's reasonable legal cost plus VAT in 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 Valuation Office Agency website lists the rateable value with effect from 1st April 2017 as follows:- RV £12,000.

VAT

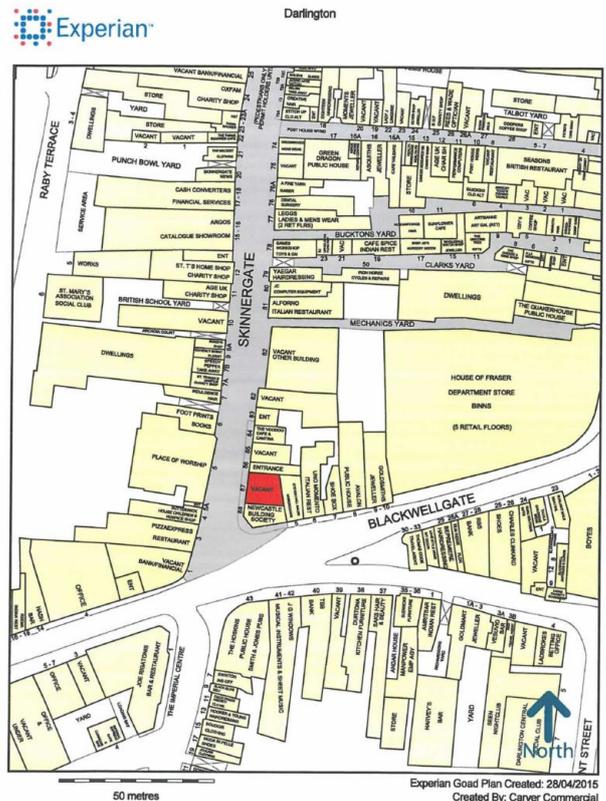
Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-74



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