

TO LET - £6,000 per annum, exclusive

**7/8 Houndgate Mews
Darlington, DL1 5SG**

Versatile Town Centre Retail Premises

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The is situated within an attractive Arcade fronting Blackwellgate and Houndgate in the heart of Darlington town centre amongst a diverse range of occupiers including House of Fraser, Goldsmiths, Boyes and Pizza Hut. The location forms part of the popular "Imperial Quarter", a desirable boutique retail and leisure quarter within the town incorporating a diverse variety of bars/eateries, drinking establishments and boutique retailers. All other town centre amenities are within walking distance including DL1 Leisure Complex (Formerly Feethams) 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 comprising an open plan sales area that may suit a variety of business uses subject to any necessary consents. Shared WC facilities.

TENURE

Leasehold

LEASE TERMS

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

A service charge is payable towards communal upkeep approx. £1,000pa.

ACCOMMODATION

The accommodation briefly comprises:-

Net Internal Area	50.69sq.m.	545sq.ft.
-------------------	------------	-----------

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 2017 at £6,600. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates.

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

TBC



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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS