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industrial premises

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
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**TO LET**

**Ground Floor Town Centre Retail Unit**

**85 Skinnergate, Darlington, DL3 7LX**

**Total NIA 49.24sq.m. (530sq.ft.)**

**Asking Rent £9,000 per annum, excl.**



## SITUATION/LOCATION

The premises are situated on a busy thoroughfare within walking distance of all town centre shopping and amenities adjacent to the Voodoo Cafe Mexican Restaurant and amongst a variety of businesses including Argos and the Newcastle Building Society.

## PREMISES

Lock up retail premises with good frontage onto Main Street and incorporating WC facilities and staff room.

## ACCOMMODATION

The premises briefly comprise:-

Open plan sales	46.7sq.m.	(502.5sq.ft.)
Staff Area	2.55sq.m.	(27.44sq.ft.)
WC		

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

## TENURE

Leasehold

## LEASE TERMS

The premises are available by way of a new full repairing and insuring lease via a 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 £7,900.

## 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.

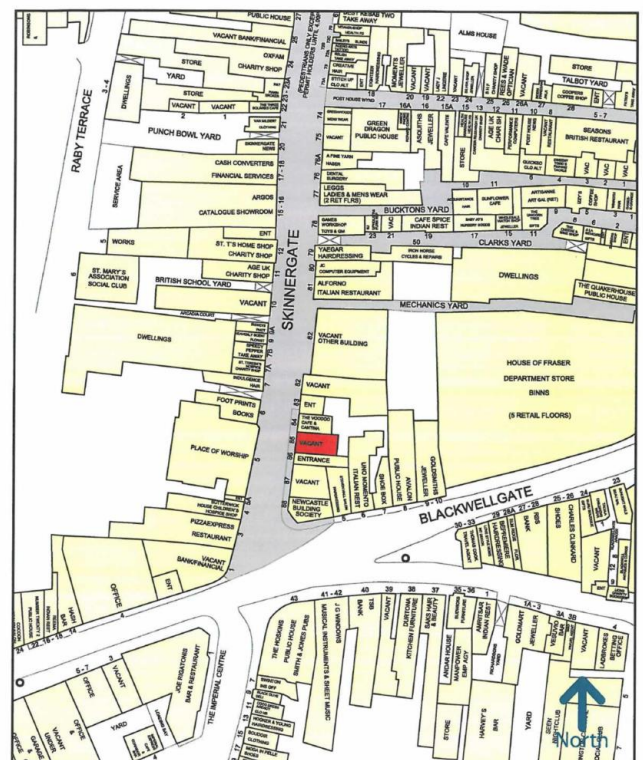
## VIEWING

Strictly by appointment only through agents.

Contact: Julie Wallin/Chris Farlow  
Carver Commercial Chartered  
Surveyors  
Tel: 01325 466945

## ENERGY PERFORMANCE ASSET RATING

D - 79



Experian Goad Plan Created: 28/04/2016  
Created By: Carver Commercial

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