

TO LET – Shops from £10,000pax

Bainbridge House, 83 Skinnergate – 5

Blackwellgate, Darlington, Co. Durham, DL3 7LX

Shop Units Available from 564sq.ft.

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SITUATION/LOCATION

Bainbridge House commands a prominent position fronting Skinnergate and Blackwellgate/ Coniscliffe Road within the "Imperial Quarter" of Darlington town centre. The "Imperial Quarter" is the town's boutique retail and leisure quarter and incorporates a diverse variety of shops, café's, bars, restaurants and eateries. Established businesses in the vicinity include House of Fraser, Goldsmiths and Boyes amongst a diverse variety of highly regarded local businesses including Babuls, Bombay Gate, Tre Amici and Uno Momento among others. All town centre amenities are within convenient walking distance and there are a number of public car parking facilities available close by. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham benefitting from swift links across the region via the A66 and A1(M)

DESCRIPTION

Versatile shop units that may suit a variety of business uses, forming part of Bainbridge House, a former department store dating back to 1875 (approx.)

TENURE

Leasehold.

The shops are available by way of new leases drawn on standard full repairing and insuring terms.

SERVICE CHARGE

A service charge is payable towards common repair and upkeep. The service charge is capped at £0.95psf (pa)

COSTS

The incoming tenant will be responsible for the 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.

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 the Agent.

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

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ACCOMMODATION SCHEDULE

	Size (sq.ft.)		Rent	Service Charge (Cap)	Total	Rateable Value	EPC
83 - LET	1,032	Ground Floor Shop premises (former café) comprising an open plan sales area with rear kitchen, stores and accessible wcs.	£12,500	£975	£13,475	£7,900	TBC
84	GF: 735 FF: 2,779 Total: 3,514	Ground floor shop premises (former bar) with first floor sales/ storage and customer wcs.	£17,500	£3,340	£20,840	£11,750	TBC
85	564	Ground floor shop premises with WCS	£10,000	£535	£10,535	£7,900	D-79
87	710	Ground floors shop premises with access to shared wc.	£12,500	£675	£13,175	£12,000	TBC
88	923	Corner retail premises (former Newcastle Building Society) with return window frontage to Blackwellgate	£16,500	£880	£17,380	£16,750	E-115
5 Blackwellgate	537sq.ft.	Ground floor retail premises (former salon) comprising an open plan sales area with kitchen and wc	£12,000	£510	£12,510	£9,000	TBC