

**TO LET – £6,750 per annum plus VAT**

**72B Skinnergate, Darlington, Co. Durham,  
DL3 7LL**

**RECENTLY REFURBISHED Versatile Commercial Premises– 843sq.ft.**

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## SITUATION/LOCATION

The property fronts Skinnergate in the heart of Darlington town centre. Established occupiers in the immediate vicinity include Savers, Greggs and Queensway Dental amongst a diverse variety of local businesses including shops, professional services, bars, restaurants and eateries. The location benefits from swift access to the town centre inner ring road in turn providing access across the region via the A66 and A(1M). There are a number of public car parking facilities available closeby. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Versatile town centre premises incorporating glazed window frontage protected via steel security shutter.

The property is affords accommodation over two floors and may suit a variety of business uses subject to any necessary statutory consents.

The property has recently undergone Landlord refurbishment.

## TENURE

Leasehold. The property is available by way of a new lease drawn on standard full repairing and insuring terms for a term of years to be agreed.

## VIEWING

Strictly by appointment only through agents.

## ACCOMMODATION

Ground Floor	13.84sq.m.	149sq.ft.
First Floor	64.47sq.m.	694sq.ft.
Net Internal Area	78.31sq.m.	843sq.ft.

## 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.

## COSTS

The tenant is responsible for the Landlord's reasonable legal costs plus VAT incurred within this transaction.

## RATEABLE VALUE/ COUNCIL TAX

The property is recorded in the current ratings list from 1<sup>st</sup> April 2023 at £5,600.

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

VAT is applicable to the rent.

## ENERGY PERFORMANCE ASSET RATING

C-65



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