

TO LET - £16,500 per annum, exclusive

37 Blackwellgate, Darlington, DL1 5HW

Versatile Town Centre Retail Premises – 894sq.ft.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
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SITUATION/LOCATION

The property fronts Blackwellgate in the desirable "Imperial Quarter" of the town centre, Darlington's boutique retail and leisure quarter incorporating a diverse variety of bars/eateries, drinking establishments and boutique retailers. All other town centre amenities are within convenient walking distance including DL1 Leisure Complex 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 incorporating attractive glazed window frontage comprising an open plan and versatile (split level) sales area with kitchen and wc.

TENURE

Leasehold

LEASE TERMS

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

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C- 74

ACCOMMODATION

Net Internal Area	83.06sq.m.	894sq.ft.
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COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

APPLICATION FEE

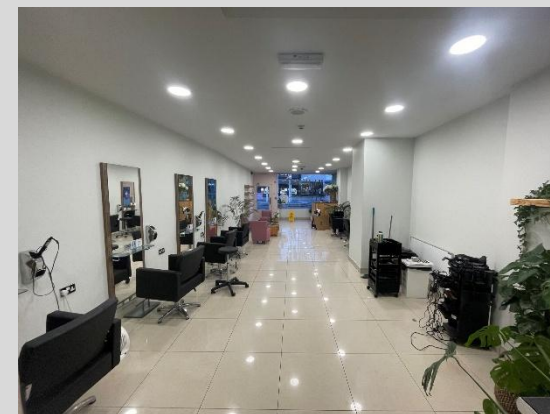
Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from 1st April 2023 at £14,250. The property falls within the threshold for small business relief and eligible occupiers should benefit from an element of relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

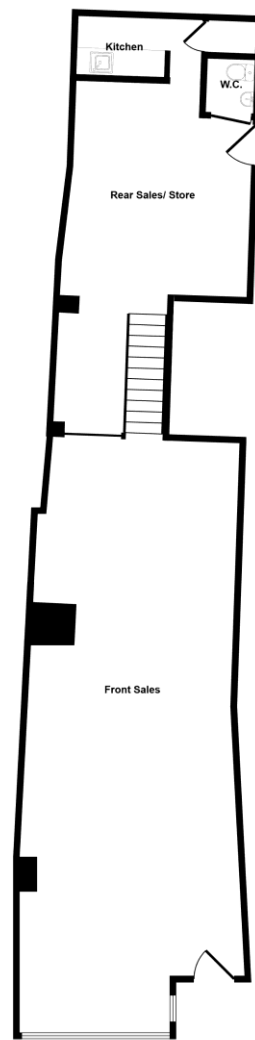
Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.



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.

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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