

TO LET: £28,000 per annum, exclusive

Wellington Court Mews, 51 Grange Road, Darlington, Co. Durham, DL1 5PD

Leisure Premises – Former Late Bar – 2,952sq.ft.

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SITUATION/LOCATION

Grange Road is situated within the desirable Imperial Quarter of Darlington town centre. The Imperial Quarter is the town's boutique retail, leisure and professional quarter incorporating a diverse variety of established businesses including cafes/eateries, bars/restaurants, retailers and a range of professional services. Established occupiers in the vicinity include Geoffrey Gillow, Thomas Watson Auctioneers, The Imperial Express Café and Manjaros among others. All town centre amenities are within walking distance and there are a number of public car parking facilities available close by including short stay parking available on Grange Road and Beaumont Street multi-storey car park within a short walking distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

DESCRIPTION

3-8 Wellington Court Mews - Bar (Formerly "The Grange")

The bar is held over three storeys being of traditional construction held under a series of multi pitched clay pan tile covered roofs

The ground floor comprises a large open plan sales area with two annex bars and a large external terrace with gas patio heaters. There are male and female wcs.

There is a large sales area held over the first floor with kitchen, staff and storage facilities. There is a covered external seating terrace with canopy held over a section of flat roof.

The second floor comprises ancillary staff accommodation incorporating an office, breakout and bathroom.

Ground Floor	139.65sq.m.	1,503sq.ft.
First Floor	102.51sq.m.	1,103q.ft.
Second Floor	32.18sq.m.	346sq.ft.
Net Internal Area	274.34sq.m.	2,952sq.ft.

TENURE

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

PREMISES LICENCE

The property has a licence for the sale of alcohol for consumption on the premises until 3am every day. This Licence will be assigned to the incoming tenant. Further information is available via the Agent.

COSTS

Each party shall be responsible for their own legal fees incurred within 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

£12,500

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 purchase price

VIEWING

Strictly by appointment only through the Agents.

EPC

C-52

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

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