

**TO LET – £13,500pax – By Assignment**

**Former Street Pasta, 36 Duke Street, Darlington,  
Co. Durham, DL3 7AQ**

**Turn-Key Takeaway/ Café / Food Outlet – Fully Equipped - LEASEHOLD**

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## SITUATION/LOCATION

The property fronts Duke Street in the heart of Darlington's professional district. Occupiers in the vicinity include Stable Hearth, Angels Cut and Oven amongst a diverse variety of other businesses including shops, professional services, bars, restaurants and eateries. All town centre amenities are within walking distance and 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). Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Turn-key takeaway/ café/ food outlet situated on a prime arterial route to Darlington town centre.

The property has been recently refurbished and is fully equipped to trade including commercial kitchen, wash/ chilling facilities and customer seating.

The premises is in exemplary condition and provides an immediate turn-key opportunity for a similar business.

**The existing fit out, equipment and F&F is available via negotiation with our client. A full inventory is available via request from the Agent.**

## PROPERTY

Versatile ground floor retail premises with glazed window frontage to Duke Street.

The property comprises an open plan sales area with rear preparation space, storage (for fridges/ freezers etc), kitchen and wc.

The property is heated by way of a gas fired central heating system.

We are advised by our client that there is parking for two vehicles at the rear.

## TENURE

The property is held by way of a lease and is available via Assignment. The brief terms of the lease may be summarised as follows:-

Term: 12 years from 21<sup>st</sup> December 2023  
Break: Mutual. 3 yearly from 21<sup>st</sup> December 2026  
Rent: £13,500  
Rent Review: The rent shall increase by 5% on a 3 yearly basis

## ACCOMMODATION

Net Internal Area	44.66sq.m.	(480sq.ft.)
Approx		

## COSTS

Each party shall be responsible for their own costs 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/ COUNCIL TAX

£7,400.

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

We are advised that VAT is not applicable to the rent.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

D-81



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

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