

TO LET – £25,000 per annum plus VAT

**FIRST AND SECOND FLOOR, Former Ignite,
82 Skinnergate, Darlington, Co. Durham, DL3 7LX**

Former Night Club / Leisure / Bar Premises – 6,141sq.ft.

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SITUATION/LOCATION

The property comprises the first and second floor (above Tre Amici) of this imposing period premises fronting Skinnergate, in the heart of Darlington town centre. Occupiers in the vicinity include a range of bars/ restaurants, shops and professional services. 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.

DESCRIPTION

First and second floor former Nightclub / Bar / Leisure premises.

The property is accessed via Skinnergate comprising a large open plan sales area on the first floor with a number of break-out / seating / bar areas and an outdoor seating terrace.

The second floor comprises male/ female wcs, storage and ancillary office accommodation.

The property may suit a variety of business uses subject to any necessary statutory/ local authority/ landlord consents.

TENURE

Leasehold.

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

ACCOMMODATION

First Floor	397.13sq.m.	4,274sq.ft.
Second Floor	173.49sq.m.	1,867sq.ft.
Net Internal Area Approx.	570.62sq.m.	6,141sq.ft.

AGENTS NOTE: measurements restricted at the time of inspection. Not to be relied upon

COSTS

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

£16,750

Interested parties are advised to direct further enquiries to the local rating authority.

VAT

VAT is applicable to the rent

VIEWING

Strictly by appointment only through the Joint Agents.

ENERGY PERFORMANCE ASSET RATING

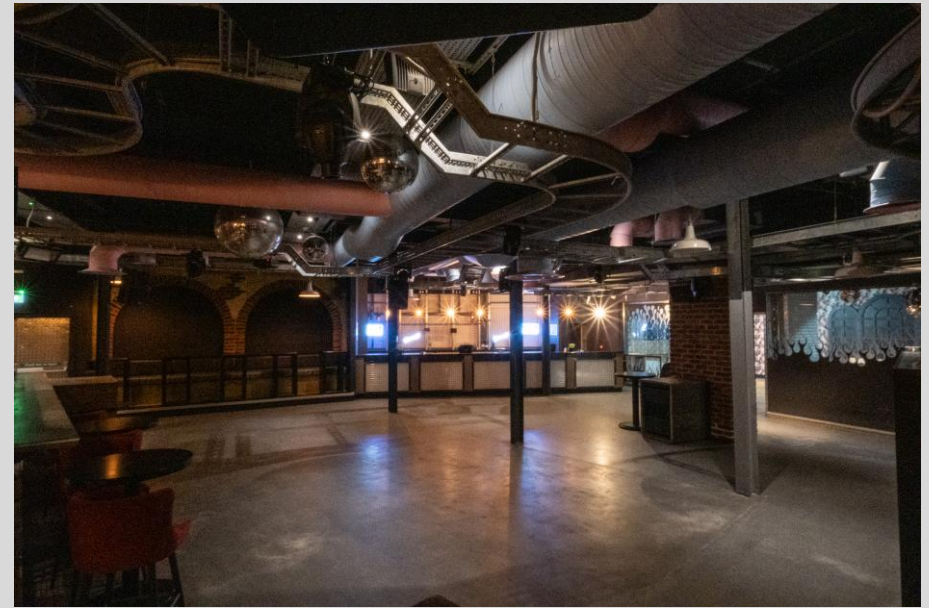
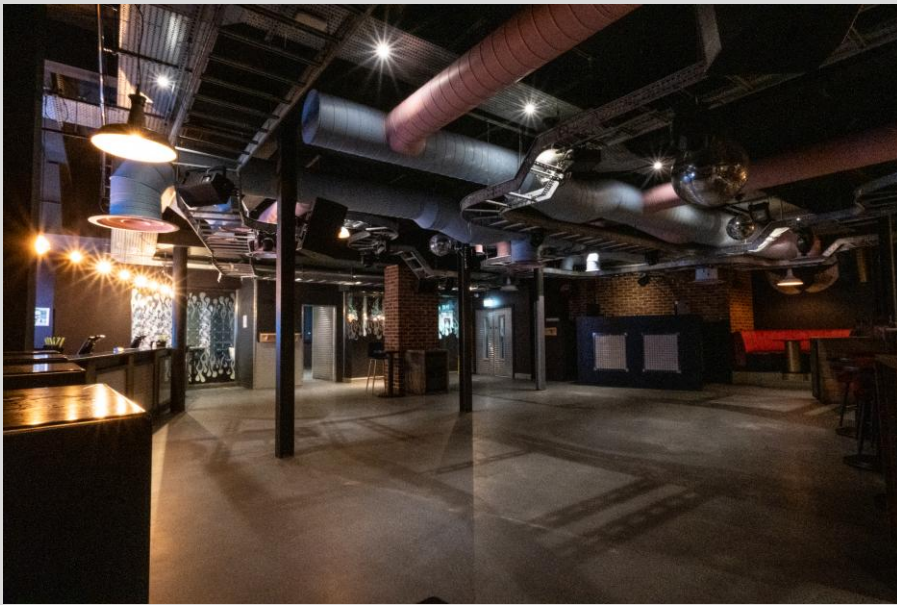
TBC



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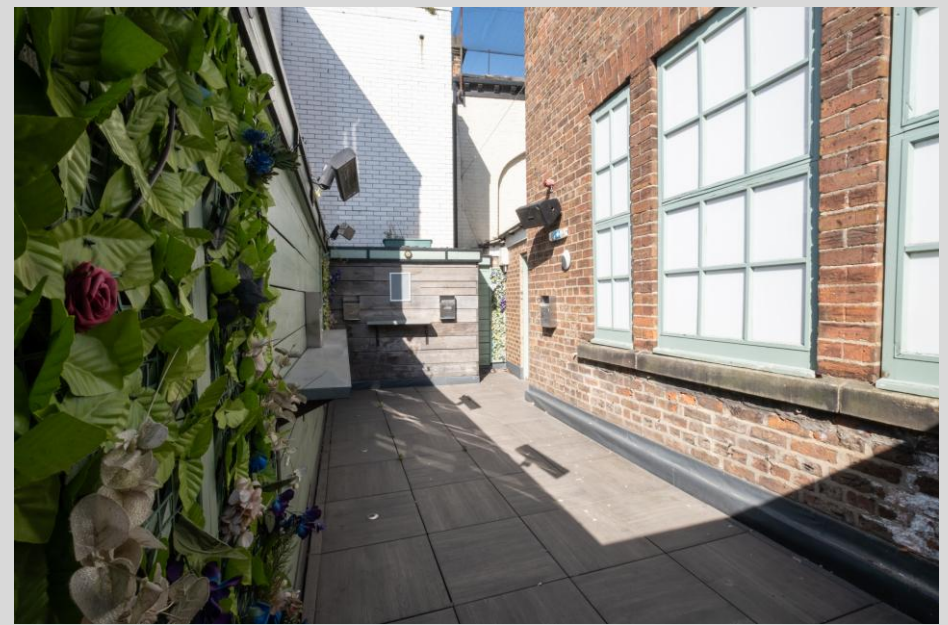
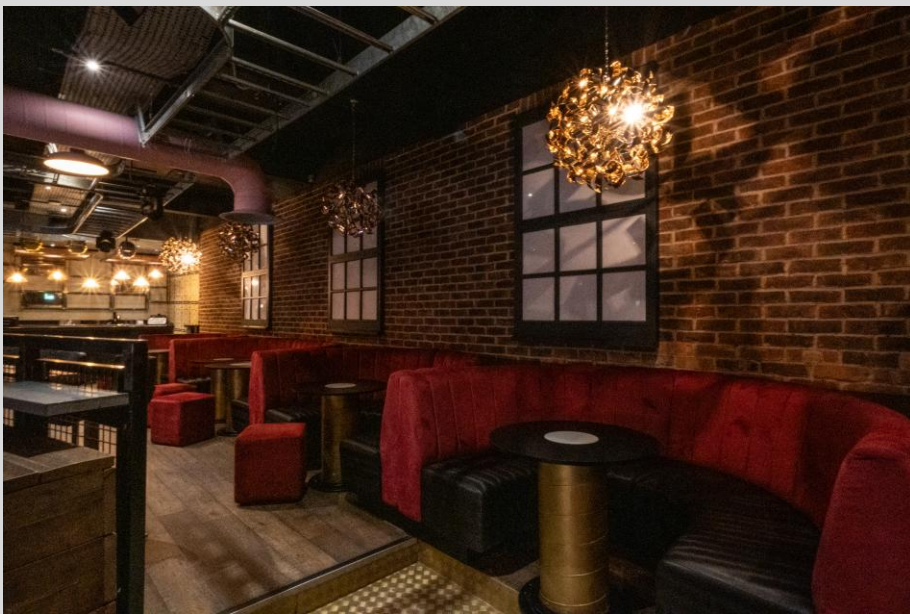
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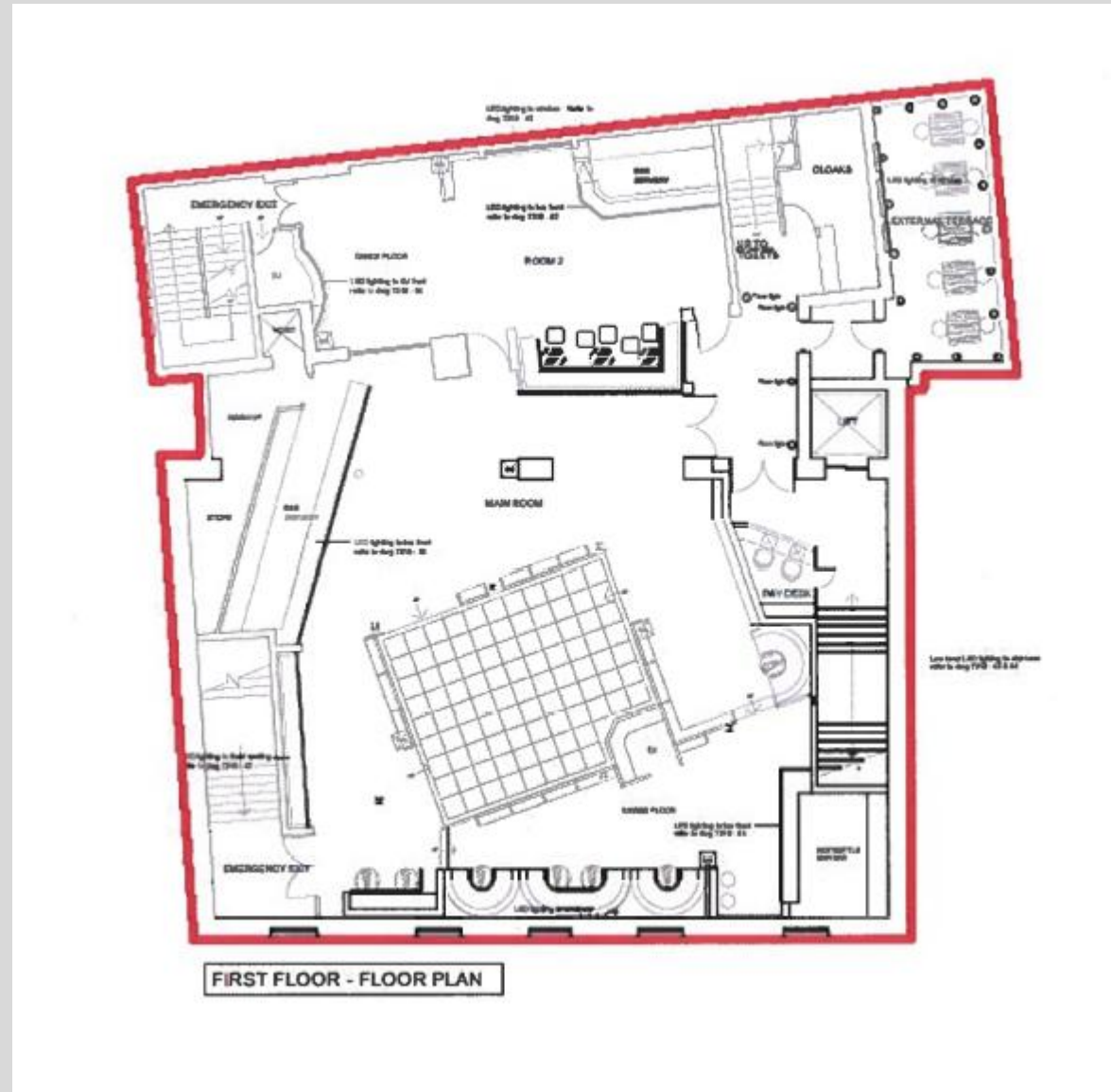


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FLOOR PLAN (FIRST FLOOR)



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