

TO LET - £7,500 per annum plus VAT

**4 Post House Wynd, Darlington, Co. Durham,
DL3 7LU**

Single Storey Town Centre Retail Premises – 247sq.ft.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



www.carvercommercial.com

SITUATION/LOCATION

Post House Wynd is a popular retail thoroughfare linking Skinnergate with High Row in the heart of Darlington town centre. Post House Wynd incorporates including shop, cafes/ restaurants and professional services. All other town centre amenities are within convenient walking distance and there are a number of public car parking facilities available closeby. Darlington is a popular market town approximately 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle with swift transport links across the region via A66 and A1(M).

DESCRIPTION

Single storey town centre retail premises incorporating glazed window frontage protected via metal security shutter.

The property comprises an open plan sales area, kitchen/ rear store, WC and an enclosed rear yard.

The property may suit a variety of business uses subject to any necessary consents.

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.

ACCOMMODATION

Net Internal Area	23.01sq.m.	247sq.ft.
-------------------	------------	-----------

RATEABLE VALUE/ COUNCIL TAX

The property is recorded in the current ratings list at £4,500. The property falls within the threshold for small business relief and eligible occupiers should benefit from full rates relief. 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 agents.

ENERGY PERFORMANCE ASSET RATING

E-105



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.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS