

TO LET - £6,500 per annum, exclusive

7- 8 Houndgate Mews Darlington, DL1 5SG

Versatile Town Centre Retail Premises

CARVER
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SITUATION/LOCATION

The is situated within an attractive Arcade fronting Blackwellgate and Houndgate in the heart of Darlington town centre amongst a diverse range of occupiers including House of Fraser, Goldsmiths, Boyes and Clinkards. The location forms part of the popular "Imperial Quarter", a desirable boutique retail and leisure quarter within the town incorporating a diverse variety of bars/eateries, drinking establishments and boutique retailers. All other town centre amenities are within walking distance including DL1 Leisure Complex (Formerly Feethams) incorporating Bella Italia, Nandos, Vue and Tomahawk Steakhouse. There are a number of public car parking facilities available close by including Beaumont Street multi storey car park to the rear.

PREMISES

Ground floor retail premises comprising an open plan sales area that may suit a variety of business uses subject to any necessary consents. Shared WC facilities.

TENURE

Leasehold

LEASE TERMS

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

A service charge is payable towards communal upkeep approx. £1,000pa.

ACCOMMODATION

The accommodation briefly comprises:-

Net Internal Area	50.69sq.m.	545sq.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 £7,400. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates.

VAT

We are advised by our client that VAT is not applicable.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING C-75



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