

TO LET - £450 per calendar month exclusive

**FIRST FLOOR, 7 Clarks Yard, Darlington, Co.
Durham, DL3 7QH**

Versatile First Floor Commercial Premises - 694sq.ft.

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SITUATION/LOCATION

The property is situated in Clarks Yard, an attractive retail thoroughfare linking High Row with Skinnergate in the heart of Darlington town centre. The immediate vicinity incorporates a wide variety of established local businesses including Bakerman, Echo 3 Coffee House and Roastery and The Cheese and Wine Shop among others. All town centre amenities within convenient walking distance and there are a number of public / on street 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 with convenient transport links across the region via the A66 and A1M.

PREMISES

First floor commercial premises with access from Clarks Yard.

The first floor comprises an open plan and versatile sales area with kitchenette and subject to any necessary Landlord, Local Authority, Planning/ Statutory consents may suit a variety of commercial uses such as:-

- Retail
- Office
- Workshop
- Studio
- Holistic therapies etc.

TENURE

Leasehold. A new lease is available on full repairing and insuring terms. Length of lease negotiable.

ACCOMMODATION

Net Internal Area	64.5sq.m.	694sq.ft.
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COSTS

Each party shall be responsible for their own legal 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

£1,375

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 Authority.

VAT

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

VIEWING

Strictly by appointment only through agents.

EPC

C-57



18 St Cuthberts Way
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DL1 1GB
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