

TO LET - £11,000 per annum, exclusive

10A Bondgate, Darlington, Co. Durham, DL3 7JE

Town centre shop premises – 692sq.ft.

CARVER
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SITUATION/LOCATION

The property fronts Bondgate in the heart of Darlington town centre amongst a diverse variety of businesses including The Old Yard Tapas Bar, Taylor's Butchers, Wheelbase, Clark Willis Solicitors, Ryman, and Nationwide together with a range of established independent businesses. 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

Town centre shop premises fronting Bondgate.

The ground floor comprises an open and versatile sales area incorporating a suspended ceiling with integrated lighting with glazed window frontage to Bondgate.

The first floor comprises three office / store rooms with wc.

TENURE

Leasehold

LEASE TERMS

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

ACCOMMODATION

Ground Floor: 30.23sq.m. (325sq.ft.)

First Floor: 34.12sq.m. (367sq.ft.)

Net Internal Area: 64.35sq.m. (692sq.ft.)

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

£8,900.

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

TBC

VIEWING

Strictly by appointment only through agents.

EPC

B-49



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