

14/15 POST HOUSE WYND, DARLINGTON, DL3 7LU

TO LET (MAY SELL) – TWO RETAIL UNITS

THE HEALTH WAREHOUSE

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WYBACK TIME

WEEKEND
JOB VACANCY

WEEKEND
JOB VACANCY

SENSITIVITY
TESTING
20 Years Experience

Menu

for flu

MAIRY FRI

FREE SOYA BEA

£9.99

Health
Book
Sale
25% off

Pro-Travel

Pro-100 Ultra

AMAZING
BY NATURE

trigUT-D

100 Ultra

100 Ultra

100 Ultra

100 Ultra

100 Ultra

100 Ultra

100 Ultra

VEGAN &
VEGETARIAN
CAFE &
TAKEAWAY

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

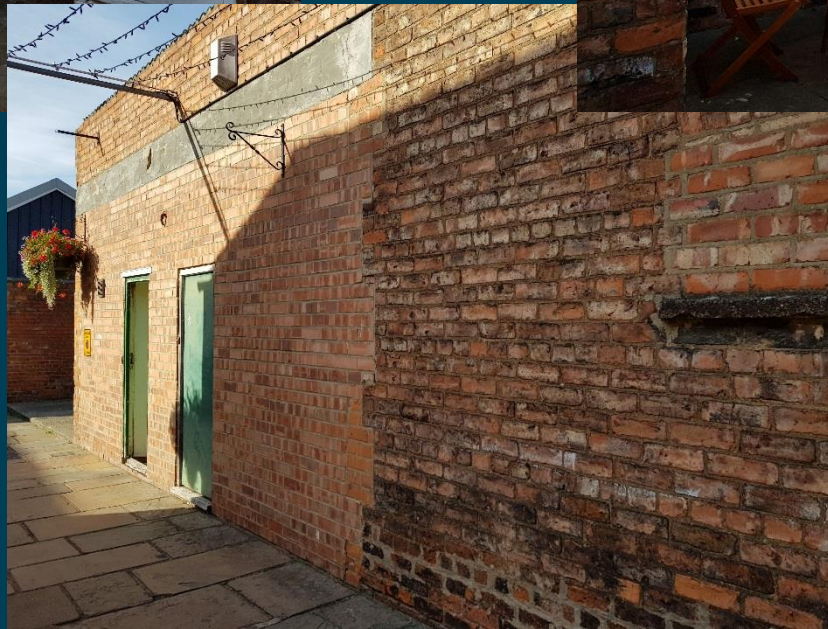
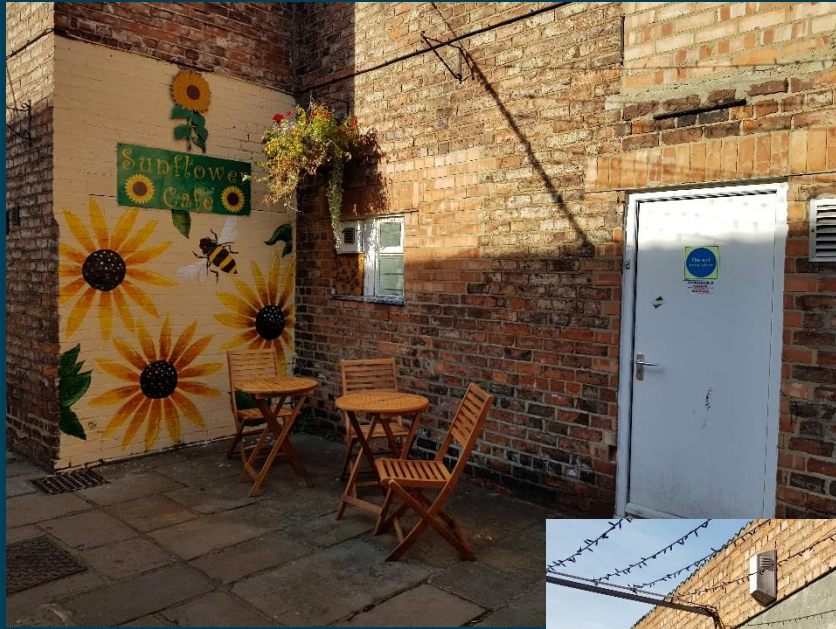
Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA

Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk

14/15 POST HOUSE WYND, DARLINGTON, DL3 7LU

To Let (May Sell): Two Retail Units



14/15 POST HOUSE WYND, DARLINGTON, DL3 7LU

To Let (May Sell): Two Retail Units

LOCATION

The property is situated on Post House Wynd which links High Row and Skinnergate. Other nearby occupiers include Cancer Research UK, Cooplands, Post House News and a number of other independent retailers.

DESCRIPTION

The proposed refurbishment will result in the creation of two retail units.

ACCOMMODATION

The proposed units will provide the following approximate areas:

UNIT 1

| | |
|--------------|------------------------|
| Ground Floor | 55.86 sq m (601 sq ft) |
| First Floor | 45.14 sq m (486 sq ft) |

UNIT 2

| | |
|--------------|------------------------|
| Ground Floor | 51.67 sq m (556 sq ft) |
|--------------|------------------------|

PROPOSED TERMS

Unit 1 will be available on a new lease for a number of years to be agreed at an initial rental of £10,000 pa.

Unit 2 will be available on a new lease for a number of years to be agreed at an initial rental of £5,000 pa.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All rent/prices quoted are exclusive of VAT if applicable.

VIEWING

Strictly by appointment through this office

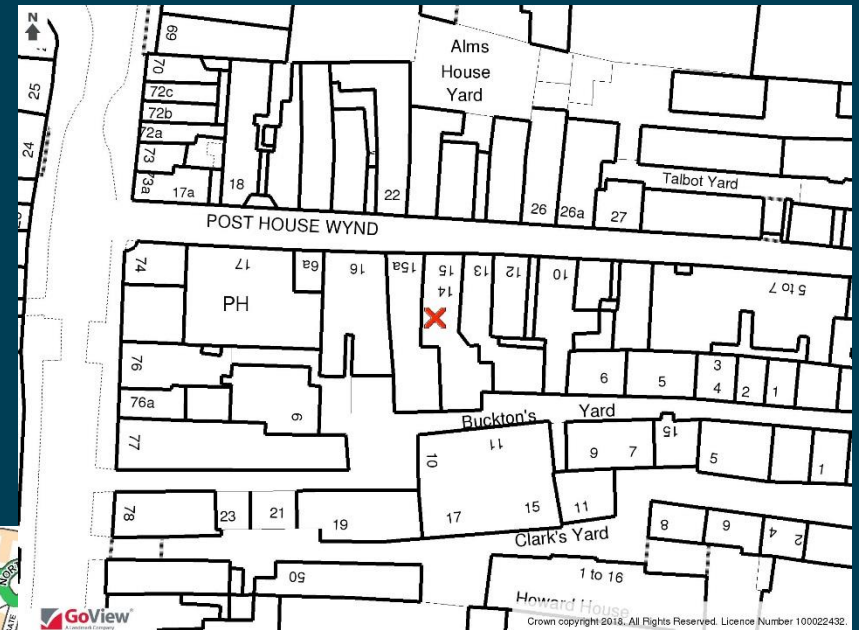
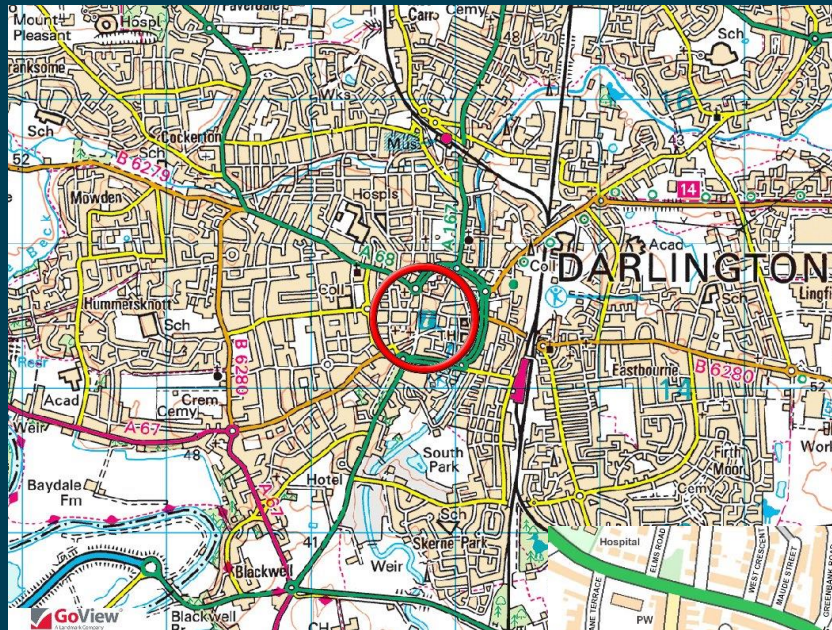
Email: admin@thomas-stevenson.co.uk
Tel: 01642 733303

Subject to contract

www.thomas-stevenson.co.uk

14/15 POST HOUSE WYND, DARLINGTON, DL3 7LU

To Let (May Sell): Two Retail Units



14/15 POST HOUSE WYND, DARLINGTON, DL3 7LU

To Let (May Sell): Two Retail Units

Energy Performance Certificate

Non-Domestic Building



14-15 Post House Wynd
DARLINGTON
DL3 7LU

Certificate Reference Number:
9758-3077-0117-0500-2425

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

96

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 169
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 238.59
Primary energy use (kWh/m² per year): 1411.34

Benchmarks

Buildings similar to this one could have ratings as follows:

32

If newly built

94

If typical of the existing stock

MISREPRESENTATION ACT 1967 Thomas Stevenson for themselves and for the vendors/lessors of any property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Thomas Stevenson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy;
- (iii) No employee of Thomas Stevenson has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the authority.
- (iv) Prices/rents quoted in these particulars may be subject to VAT in addition; and
- (v) Thomas Stevenson will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



Thomas : Stevenson can advise you in respect of:

Sales & Lettings

Acquisitions

Investment Property

Valuations

Property Management

Compulsory Purchase Compensation

Rent Reviews & Lease Renewals

THOMAS : STEVENSON

CHARTERED SURVEYORS : COMMERCIAL PROPERTY CONSULTANTS

Wellington House : Wellington Court : Preston Farm Business Park : Stockton-on-Tees : TS18 3TA
Tel: 01642 713303 : Fax: 01642 711177 : Email: admin@thomas-stevenson.co.uk

www.thomas-stevenson.co.uk