

TO LET - RENTAL OFFERS IN THE REGION OF £30,000 PER ANNUM, EXCL.

4-6 Horsemarket, Darlington, Co. Durham, DL1 5PW

Prime Restaurant Premises – 2,774sq.ft. (Approx. 60 covers)

CARVER
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SITUATION/LOCATION

The restaurant fronts Horsemarket and High Row within the Imperial Quarter in the 'West End' of Darlington town centre. The Imperial Quarter is the town's boutique retail, eating and drinking quarter incorporating a diverse variety of established occupiers including bars, restaurants and niche operator. Among a range of local businesses national operators in the vicinity include House of Fraser, Goldsmiths, Caffé Nero, Boyes and the historic covered market which is under refurbishment. The recently completed DL1 Leisure Complex incorporating Vue Cinema, Nandos, Tomahawk Steakhouse, Hungry Horse and Premier Inn lies adjacent and all other town centre amenities are within convenient walking distance. There are a number of public car parking facilities closeby including Beaumont St Multi Storey Car Park to the rear. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle benefitting from swift links across the region via the A66 and A1(M).

DESCRIPTION

Ground floor restaurant premises comprising versatile sales area for approximately 60 covers bar, kitchen and ancillary stores. There are male, female and disabled wc facilities.

Sales & Kitchen	160.67sq.m	(1,729sq.ft.)
Ancillary	97.02sq.m	(1,045sq.ft.)
Net Internal Area Approx.	257.69sq.m	(2,774sq.ft.)

(*Measurements approx. due to tenant fit out)

TENURE

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

RATEABLE VALUE

The property is recorded in the current rating list from April 2023 at £39,750. We understand from investigations via DBC website that a retail relief should be available to 31st March 2024 providing a discount of up to 75% in rates payable. Interested parties are advised to direct further enquiries to the local rating authority.

VAT

VAT is applicable to the rent

ENERGY PERFORMANCE CERTIFICATE

D-79

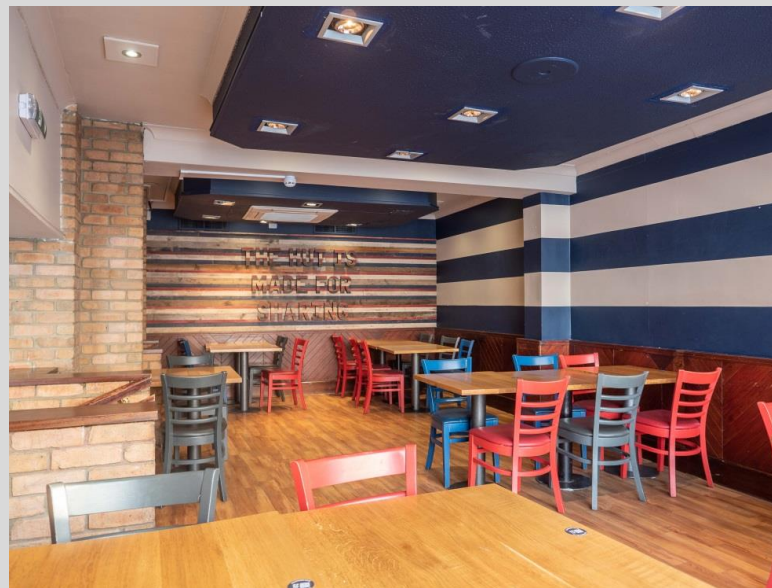
VIEWING

Strictly by appointment only through Agent.

18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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AGENTS NOTE:- These photos were taken (Dec 2020) the previous tenants fixtures and fittings have now been removed.



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