

TO LET - £5,000 IN FIRST YEAR (rising to £9,500 thereafter, subject to negotiation)

22 Post House Wynd, Darlington, DL3 7LP

Versatile Town Centre Retail Premises – 1,184sq.ft.

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SITUATION/LOCATION

Post House Wynd is a popular retail thoroughfare linking Skinnergate with High Row in the heart of Darlington town centre. Post House Wynd incorporates including shop, cafes/ restaurants and professional services. All other town centre amenities are within convenient walking distance and there are a number of public car parking facilities available closeby. Darlington is a popular market town approximately 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle with swift transport links across the region via A66 and A1(M).

PREMISES

Versatile two storey retail premises with traditional glazed frontage at ground floor level.

The property affords versatile sales accommodation on the ground floor with customer service counter and kitchen/wc. There is an additional sales area and useful storage on the first floor.

The property may suit a variety of business uses subject to any necessary local authority/ statutory/ landlord consents.

TENURE

Leasehold

LEASE TERMS

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

ACCOMMODATION

The accommodation briefly comprises:-

<u>Ground Floor</u>		
Sales	76.7sq.m.	825sq.ft.
Kitchen	3.4sq.m.	37sq.ft.
WC		
<u>First Floor</u>		
Sales	15.77sq.m.	170sq.ft.
Stores	14.17sq.m.	152sq.ft.
Net Internal Area	110.04sq.m.	1,184sq.ft.

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT 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

£10,250.

The property falls within the threshold for small business relief and eligible occupiers should benefit from FULL RATE RELIEF. Interested parties are advised to take up further enquiries with the Local Authority.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E-124



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

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