

TO LET - £5,000 per annum, exclusive

**10 Houndgate Mews, Darlington, Co. Durham
DL1 5SG**

Versatile Town Centre Retail Premises – 534sq.ft.

CARVER

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SITUATION/LOCATION

The property forms part of Houndgate Mews Shopping Arcade within the heart of Darlington town centre amongst a diverse range of occupiers including House of Fraser, Goldsmiths and Boyes. The location forms part of the popular "Imperial Quarter", a desirable boutique retail and leisure quarter within the town incorporating a diverse variety of bars/eateries, drinking establishments and boutique retailers. All other town centre amenities are within walking distance including DL1 Leisure Complex (Formerly Feethams) incorporating Bella Italia, Nandos, Vue and Tomahawk Steakhouse. There are a number of public car parking facilities available closeby including Beaumont Street multi storey car park to the rear.

PREMISES

Ground floor retail premises comprising an open plan sales area with storage and access to a shared wc.

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

TENURE

Leasehold

LEASE TERMS

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

ACCOMMODATION

Net Internal Area	49.62sq.m.	534sq.ft.
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AGENTS NOTE

Units 2-3 are available in the wider shopping mews extending to 532sq.ft. This could be combined through an internal staircase to suit larger requirements.

COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

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

The Valuation Office Agency website lists the rateable value with effect from 1st April 2017 at £4,750. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates.

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

TBC



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

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