

**TO LET - £13,950 per annum, exclusive**

**94 Bondgate, Darlington, Co. Durham,  
DL3 7JY**

**Town Centre Bar Premises – 1,941sq.ft.**

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## SITUATION/LOCATION

The property fronts Bondgate within the heart of Darlington town centre amongst a diverse variety of established businesses including The Tapas Bar, The Old English Gentleman, Clark Willis Solicitors, Ryman, and Nationwide among others. 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

Mid-terrace two storey bar premises of traditional brick construction held beneath a dual pitched tile covered roof.

The ground floor comprises an open plan and versatile sales area with bar, beer cellar and accessible wc.

There are two function rooms, store and wcs on the first floor together with a manager's office on the second floor.

The property is heated by way of a gas fired central heating system and may suit a variety of business uses subject to any necessary consents.

## TENURE

Leasehold

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

## ACCOMMODATION

Ground Floor	86.61sq.m.	(932sq.ft.)
First Floor	62.63sq.m.	(674sq.ft.)
Second Floor	31.09sq.m.	(335sq.ft.)

Net Internal Area: 180.33sq.m. (1,941sq.ft.)

## COSTS

Each party shall be responsible for their own legal costs 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

£10,000 (April 2023)

The property presently falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties should qualify the incidence of business rates with the local Rating Authority

## VAT

TBC

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

TBC



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
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