

CARVERS

COMMERCIAL & SURVEYING

66 Northgate, Darlington, Co. Durham, DL1 1PR

Versatile Shop Premises – extending to approximately 5,742sq.ft.

TO LET - £26,000 per annum, exclusive

SITUATION/LOCATION

The property fronts Northgate within the heart of Darlington town centre immediately adjacent to occupiers including B&M, Betfred, One Gym and Greggs. Other occupiers in the vicinity include Boots, River Island, Peacocks, Holland and Barret, and Trespass among others. All town centre amenities are within convenient walking distance and public car parking facilities are available close by including Cornmill Multi Storey approximately 50m distant. Darlington is a popular market town lying some 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle with swift access via the A66 and A1M respectively.

DESCRIPTION

Three storey retail premises comprising an open plan and versatile sales area over the ground and first floors together with ancillary storage, kitchen and wcs over first and second floors.
We are advised by our client that there is loading access from the rear.

TENURE

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

ACCOMMODATION

Ground Floor	229.7sq.m.	2,472sq.ft.
First Floor	229.1sq.m.	2,466sq.ft.
Second Floor	74.7sq.m.	804sq.ft.
Net Internal Area	533.5sq.m.	5,742sq.ft.

(***Measurements provided by client through historic property information***)

COSTS

Each party are responsible for their own legal fees 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/COUNCIL TAX

The property is recorded in the current ratings list from 1st April 2023 at £39,000. From 1st April 2026 this will reduce to £29,750. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

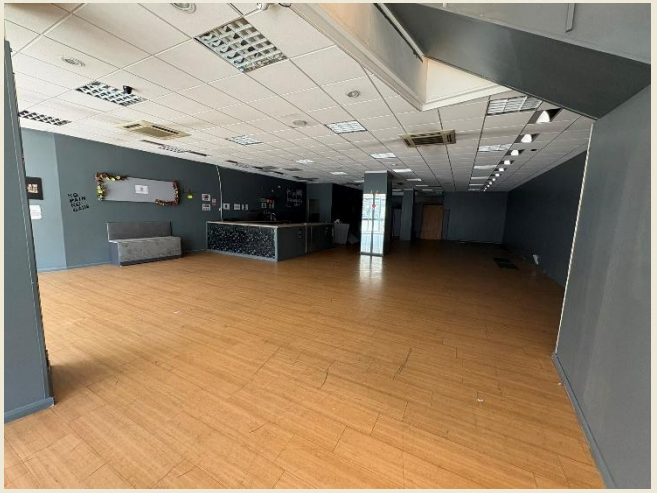
We are advised by our client that VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-62





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