

8 POST HOUSE WYND, DARLINGTON,
COUNTY DURHAM, DL3 7LU

To Let



- Ground floor shop to let
- Town centre location
- Incentives available

LOCATION

Darlington is a strong retail centre with a resident population of around 98,000. The town lies approximately 20 miles south of Durham and 17 miles west of Middlesbrough and enjoys an extensive catchment. The town lies adjacent to the A1(M) Motorway and Darlington Railway Station lies on the East Coast Main Line. Five miles east of the town centre is Durham Tees Valley Airport.

Much of the prime retail core of the town along Northgate, onto High Row along Post House Wynd and Skinnergate, is pedestrianised. There is a mix of traditional shopping and modern retail centres such as The Cornmill Centre and Queen Street Centre. Many national and regional multiples are represented in the town.

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CHARTERED SURVEYORS & PROPERTY CONSULTANTS

INCORPORATING

StantonMortimer

The town has a well-established weekly outdoor market and a thriving indoor market.

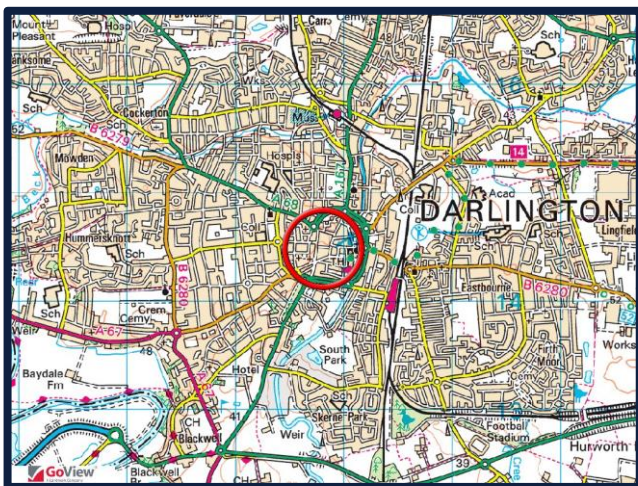
Post House Wynd forms a pedestrianised link between Skinnergate and High Row with the eastern end being close to the Market Place and Indoor Market. Post House Wynd is home to a variety of jewellers, beauty salons, public houses and cafés.

DESCRIPTION

The subject property comprises a ground floor shop with first floor ancillary accommodation with frontage directly on to Post House Wynd. The building is of traditional brick construction with a pitched tiled roof. There is a traditional timber shop front with security grille fitted.

The ground floor benefits from plastered walls and ceilings with integral lighting and laminate flooring. There is a w.c. to the rear and a small range of fitted units which were used in connection with the previous use of the property as a sandwich shop/deli. Stairs from the rear of the shop lead up to the first floor ancillary accommodation which comprises two rooms which would be suitable for storage, office or retail use.

The property is Listed and lies within the Darlington Town Centre Conservation Area.



Town map

ACCOMMODATION

Ground Floor

Sales area 39.52 sq m (425 sq ft)
Staff w.c.

First Floor

Two rooms totalling 45.80 sq m (493 sq ft)

Total 85.32 sq m (918 sq ft)

TENURE

The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed. The lease will incorporate upward only rent reviews to market rent at the end of each 3rd year of the term. A rent free period or a reduced rent in the first year of the lease may be available.

RENT

£9,500 per annum, exclusive of business rates and payable quarterly in advance.

The property is not registered for VAT and therefore VAT will not be payable on the rent.

RATEABLE VALUE

The property has a rateable value of £12,750.

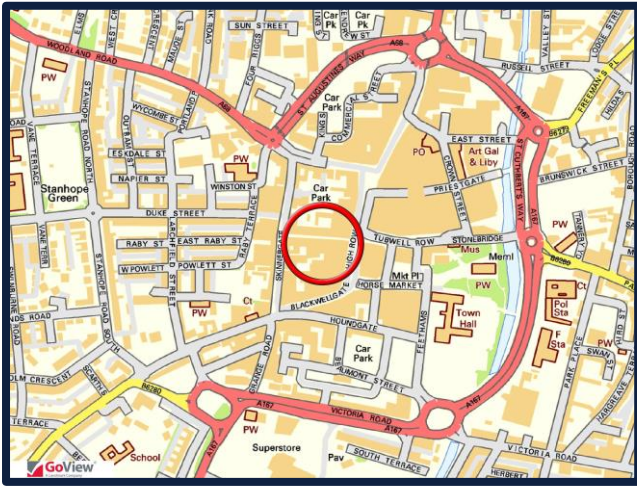
Interested parties should verify this figure with the Local Authority.

LEGAL COSTS

The ingoing tenant is to bear the landlord's reasonable proper legal costs.

VIEWING

Strictly by appointment with YoungsRPS (reference Michael Blake or Paul Fairlamb).



Street map

LOCAL AUTHORITY

Darlington Borough Council, Feethams, Darlington,
County Durham, DL1 5QT
(Telephone 01325 380651).

All figures quoted above are exclusive of VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D-90. A copy of the EPC and recommendation report is available on request.

CODE OF PRACTICE FOR COMMERCIAL LEASES

The Code of Practice for Commercial Leases in England and Wales recommends parties intending to enter into leases should seek advice from professionals or lawyers at an early stage. The Code is available through professional institutions and trade associations or through the website, www.commercialleasecodeew.co.uk

Particulars Amended 07/18

YoungsRPS incorporating Stanton Mortimer means Stanton Mortimer Limited, registered in England no: 5346678. Registered office Myenza Building, Priestpopple, Hexham, Northumberland, NE46 1PS

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