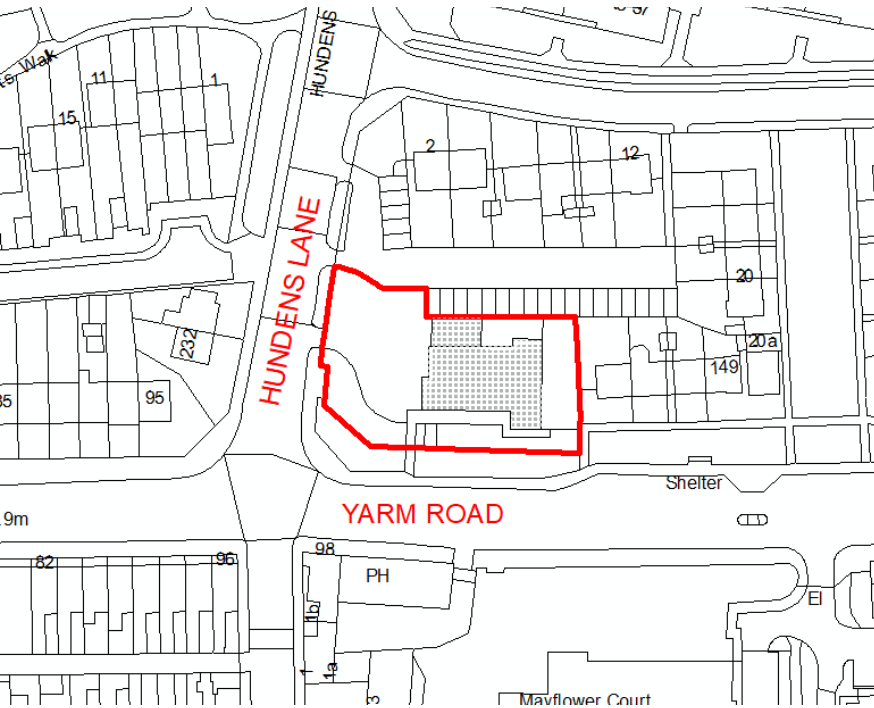


TO LET (expressions of interest sought)

Open to Registered Charities only

Asking rent of £15-20,000p.a.

The Bridge, 280 Hundens Lane, Darlington DL1 1ED



DARLINGTON
Borough Council

The Council invite expressions of interest from Registered Charities within the voluntary sector who provide services for disadvantaged groups and whose activities align with one or more of the six priorities contained within Darlington Borough Council's Council Plan, found at: <https://www.darlington.gov.uk/your-council/council-plan/>

Community property

The property is located prominently on the corner of Yarm Road and Hundens Lane, approximately ½ a mile from the East Coast Mainline Railway Station and 1 mile from Darlington town centre.

There is a bus stop less than 50 metres away and private parking for 7 to 8 vehicles. The site also includes a uPVC, lockable bike shelter.

The building is a single storey of brick construction with a mixed open-pitched and flat felt roof and Crittall-style windows.

The property benefits from CCTV, which is monitored by Darlington Borough Council, and a security alarm.

* There is some Asbestos present at the property; however this is managed through the Council and the property is subject to an Asbestos Management Plan. *



Accommodation

The property has an approximate Net Internal Area of 232m², inc. 166m² of studio space, consisting of several studio-type rooms, male and female WCs, an office, plant room, and storage. In addition, there is a large garage providing storage or a workshop area and an outdoor seating area.

The majority of the property benefits from gas central heating, with secondary electric heating in some rooms. An Andrews water heater provides hot water.

The accommodation suits classroom, office space, or other community uses.

Lease Detail

The property is available by way of a new internal repairing and insuring lease for an initial five year term.

Commencing rental offers in the order of £15-20,000 per annum exclusive of business rates and all normal tenants' outgoings are sought.

Applicants must be a Registered Charity and will need to demonstrate that their proposed service will be accessible to disadvantaged groups and that it will align with at least one of the six priorities in the Council Plan (found at www.darlington.gov.uk/your-council/council-plan).

The above terms are for guidance only and are strictly subject to contract.

Services

The occupier will be responsible for all charges regarding the consumption of utilities and appropriate sewerage or environmental charges relevant to the premises.

Planning

The property has most recently been used as an Arts and Adult Skills Centre and it is expected that the property will be used for a community purpose for a body registered with the Charities Commission. Further enquiries of the Planning Section of Darlington Borough Council should be made regarding a proposed alternative use.

Legal Costs

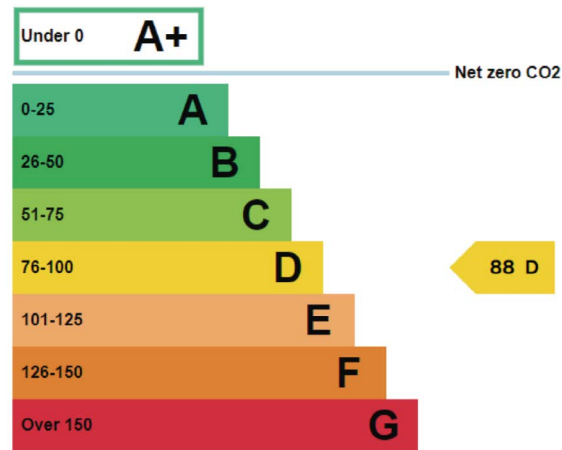
Each party is to be responsible for their own legal costs incurred in the transaction.

Rates

The VOA website states that the current ratable value, effective from 1 April 2023, is £5,000. Prospective tenants should make their own enquiries regarding the level payable and rates relief.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Expressions of interest

The closing date for submission of initial expressions of interest is Monday 25 November 2024 to:

The Estates and Property Manager
Darlington Borough Council
Town Hall
DL1 5QT

Your submission should include:

1. The proposed use for the property.
2. How the proposed service will support disadvantaged groups.
3. How the proposed service aligns with one or more of the priorities contained within the Council Plan.
4. Proof of charitable status.

Those parties who satisfy the criteria will then be invited to make best and final offers to enter into a lease of the property. The Council reserves the right not to accept the highest offer, and the decision will be based on a number of factors, including the proposed use and tenant strength. Hard copies of the Council Plan are available on request.

For Further Details and Viewings Please Contact:

Natalie Morrell, Property Information Officer. Town Hall, Darlington. DL1 5QT Tel: 01325 406471

Email: natalie.morrell@darlington.gov.uk

DISCLAIMER: - Darlington Borough Council on its behalf gives notice that: these particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending tenant must satisfy them-self by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Neither Darlington Borough Council, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Unless otherwise stated, the rent quoted is exclusive of VAT.