

**FOR SALE – Offers in the Region of £35,000 plus SAV**

**The Right Plaice**

**40 Duke Street, Darlington, DL3 7AJ**

**Established Fish and Chip Shop/Restaurant**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property is situated on the corner of Duke Street and Larchfield Street in the heart of Darlington town centre. The immediate vicinity incorporates a diverse variety of established occupiers including estate agencies, solicitors, bars, restaurants and cafes/eateries including Pizza Hut Delivery, Stable Hearth, The Oven and Salvos Cucina among others. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham with convenient transport links across the region via A66, A19 and A1M.

## PREMISES

The property comprises a two storey corner retail premises with return window frontage to Larchfield Street of traditional brick construction under a multi pitched and tile covered roof. The property incorporates attractive glazed window frontage at ground floor level which is arranged to provide main sales area with customer service counter, seating for approximately 16 covers together with rear store/prep area. The first floor is presently used for storage purposes by our client but may be suitable for further seating/ conversion subject to any necessary consents.

## TENURE/ LEASE INFORMATION

The business is for sale by way of an assignment of our client's lease granted on full repairing and insuring terms for a term of years expiring July 2023. The lease is contained within the renewal provisions of the L&TA1954.

Rent - £16,000pax (next review July 2021)

## THE BUSINESS

The business is a well-established and highly regarded Fish and Chip Shop/ Restaurant. The Right Plaice enjoys healthy trade owed to its town centre position and provides a range of traditional fish and chip shop services affording an opportunity for development through the product offering and potential delivery service, we feel. The business is fully equipped to trade and has been owned and ran by our client's for approximately 15 months who are selling due to a genuine change in personal circumstances.

## ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor	51.95sq.m.	559sq.ft.
Store/Prep	16.77sq.m.	180sq.ft.
First Floor Stores	78.91sq.m.	849sq.ft.
Net Internal Area	147.63sq.m.	1,588sq.ft.

## 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 April 2017 at £12,000. We understand that the property falls within the threshold for small business relief and eligible occupiers should benefit from relief from business rates. Interested parties are advised to take up further enquiries with the Local Authority.

## 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

E-124



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