

DARLINGTON

43a NORTHGATE

100% PRIME CORNER UNIT A1 RETAIL / COFFEE SHOP TO LET ON NEW LEASE



LOCATION

Darlington has an estimated urban area population of 98,900 and a catchment in the region of approximately 240,000.

Major retailers include **House of Fraser, Next, Primark, River Island, Marks & Spencer** and **B&M** (coming soon to the former Bhs on Northgate).

The subject premises occupy a 100% prime location between **F Hinds** and **Trespass** at the entrance to **Queen Street Shopping Centre** and opposite **Topman, Clarks** and **Cornmill Shopping Centre**.

ACCOMMODATION

The property offers the following approximate net internal floor areas:-

GF Sales / Seating	88.16 sq m	949 sq ft
GF Prep / Ancillary	13.10 sq m	141 sq ft
FF Seating / Ancillary	88.81 sq m	956 sq ft

RENT

Offers in the region of **£ 50,000 per annum exclusive**.

LEASE

New lease for a term to be agreed.

COSTS

Each party to pay their own legal and other professional costs incurred in this transaction.

SERVICE CHARGE

The on-account service charge budget for the current year is £ 13,022 pa.

RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 38,000.00
UBR (2018/2019)	48.0p
Rates Payable (2018/2019)	£ 26,257.17

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band B (50). A copy of the EPC is available for inspection if required.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT. Interested parties must satisfy themselves independently as to the incidence of VAT on any transaction.

VIEWING & FURTHER INFORMATION

For further details or viewing arrangements please contact Brassington Rowan:

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Jason Oddy

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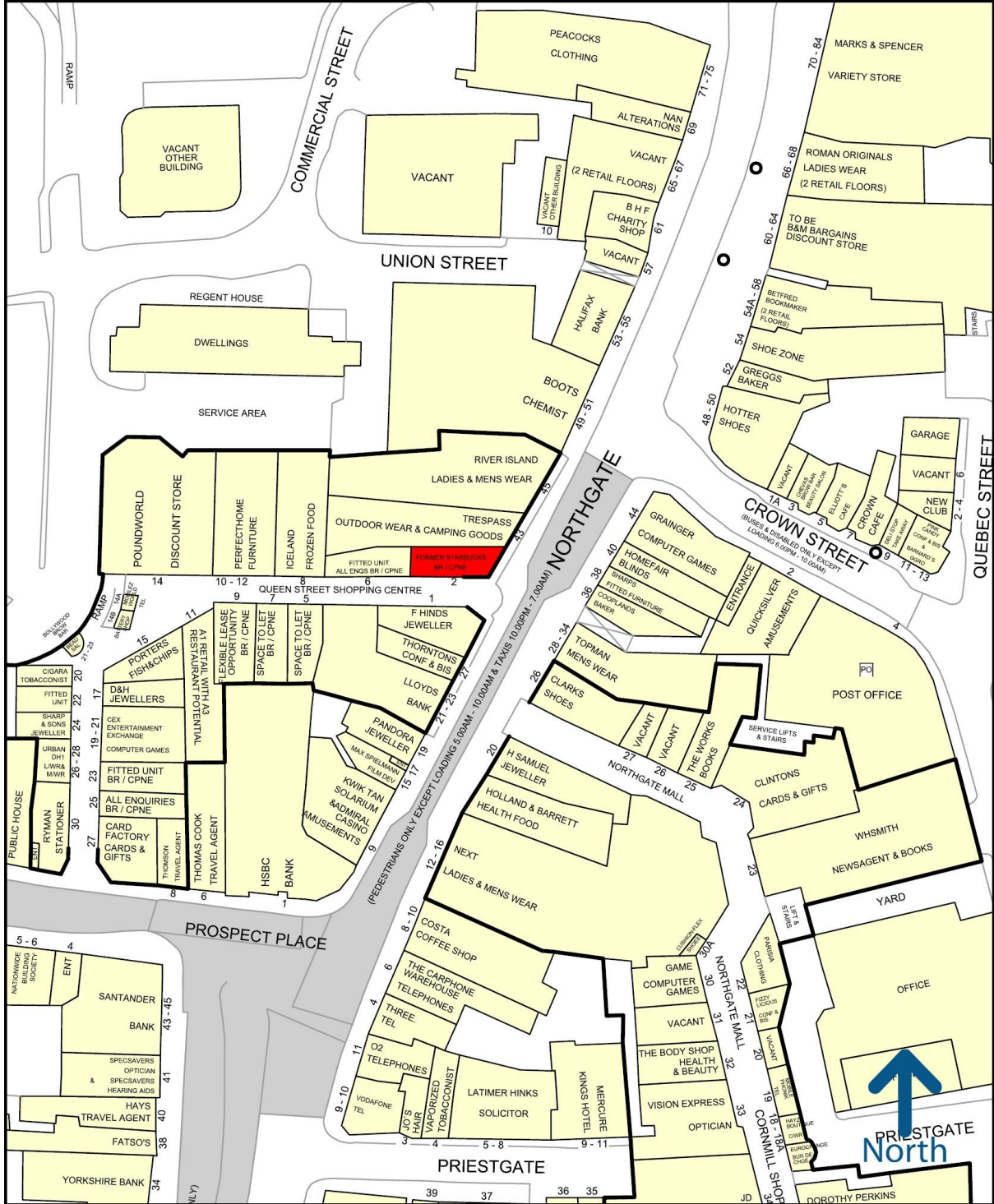
E: jason.oddy@brassrow.co.uk

Or our joint agents:

Nick Carvey at Fawcett Mead on 0207 182 7493

Andrew Wilkinson at CPNE on 01642 704932

SUBJECT TO CONTRACT



50 metres

Experian Goad Plan Created: 26/01/2018
Created By: Brassington Rowan



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