

# DARLINGTON

## 43A NORTHGATE

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



#### LOCATION

Darlington has an estimated urban population of 98,900 and a catchment of c. 240,000. It has been awarded £22.3m from the Government's Town Fund to extend regeneration projects.

Major retailers include **House of Fraser, Next, Primark, Wilko, River Island, Peacocks** and **B&M**.

The subject premises occupy a 100% prime location between **F Hinds** and **Trespas** at the entrance to **Queen Street Shopping Centre**, close to **Pandora, Lloyds Bank** and **Boots**.

#### 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 £ 45,000 p.a.x. are invited.

#### LEASE

The property is available on a new effectively full repairing and insuring 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 budget for 2021/2022 is £ 12,125.57.

#### RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 38,000.00
UBR (2022/2023)	49.9p
Estimated Rates Payable (2022/2023)	£18,962.00
Estimated Payable with Retail Relief	£ 9,481.00

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business and/or other reliefs.

#### 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:

John Birtwistle

D: 0113 383 3758

M: 07711 646990

E: [john.birtwistle@brassrow.co.uk](mailto:john.birtwistle@brassrow.co.uk)

Jason Oddy

D: 0113 383 3759

M: 07718 159671

E: [jason.oddy@brassrow.co.uk](mailto:jason.oddy@brassrow.co.uk)

**SUBJECT TO CONTRACT**



160 space car park

50 metres



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

Experian Goad Plan Created: 01/06/2022  
Created By: Brassington Rowan

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011