

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, River Island, Peacocks** and **B&M**.

The subject premises occupy a 100% prime location between **F Hinds** and **Trespass** 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 2022 is £ 12,125.57.

RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£32,500.00
UBR (2024/2025)	49.9p
Estimated Rates Payable (2024/2025)	£16,217.50
Estimated Payable with Retail Relief	£ 4,054.38

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 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:

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SUBJECT TO CONTRACT

