

DARLINGTON

8 PROSPECT PLACE

PROMINENT LOCATION IN THE HEART OF THE TOWN



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**.

Prominent location on the junction of **Northgate, Bondgate** and **High Row**, surrounded by retailers such as **Ryman Stationers, Card Factory, Costa, O2** and **Specsavers**.

Queen Street Shopping Centre and a **160 space car-park** are immediately to the rear.

ACCOMMODATION

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

Ground Floor Sales	60.76 sq m	654 sq ft
First Floor Ancillary	52.30 sq m	563 sq ft
Second Floor Office	38.92 sq m	419 sq ft

RENT

Offers in the region of £ 27,500 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 £9,982.46.

RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 19,250.00
UBR (2022/2023)	49.9p
Estimated Rates Payable (2022/2023)	£ 9,452.00
Estimated Payable with Retail Relief	£ 4,726.00

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

An Energy Performance Certificate has been commissioned and will be made available to interested parties in due course.

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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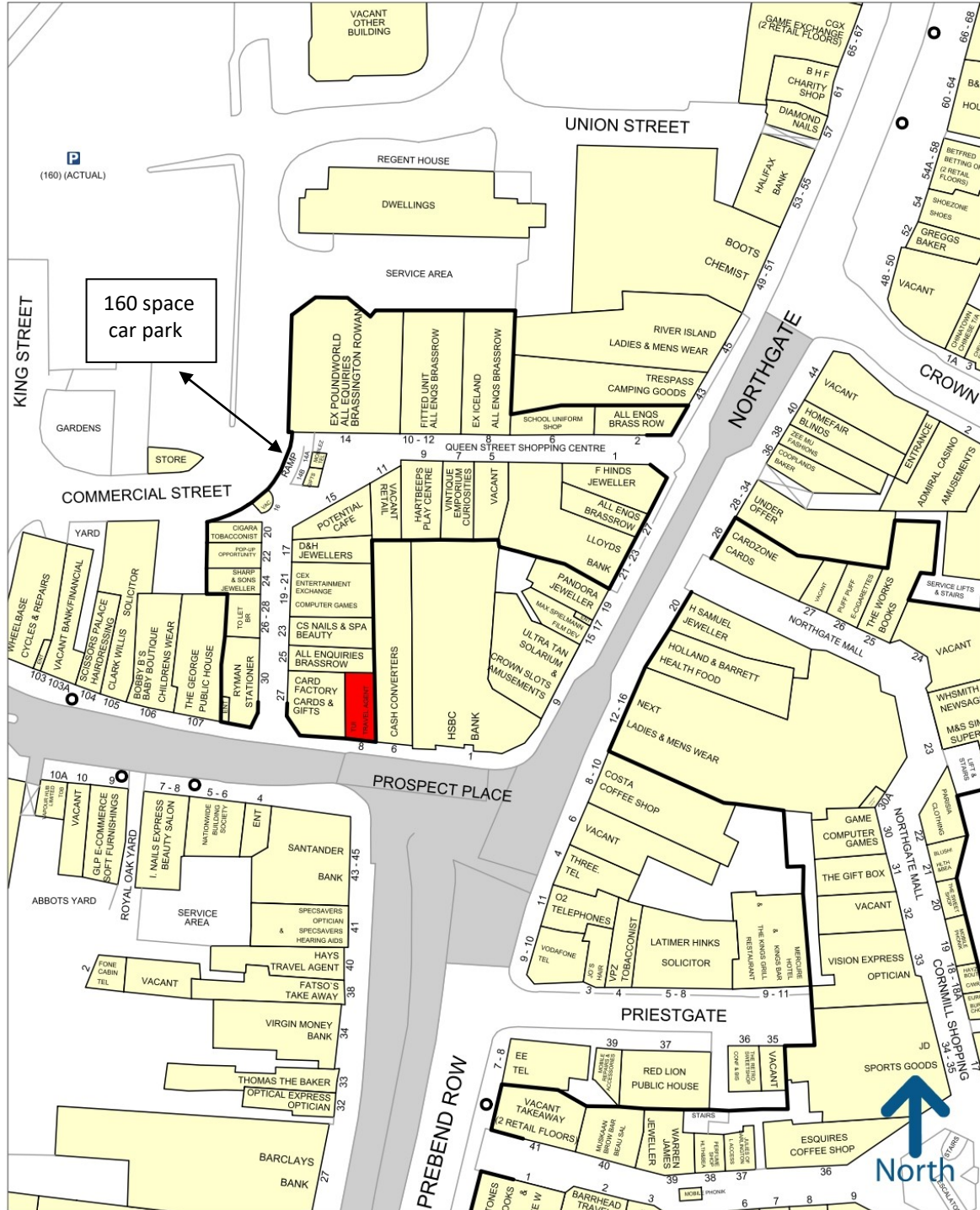
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SUBJECT TO CONTRACT & VACANT POSSESSION



160 space car park

160 (ACTUAL)

50 metres



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