

DARLINGTON 15 QUEEN STREET SHOPPING CENTRE

FULLY FITTED CAFÉ WITH MALL SEATING 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**.

Unit 15 occupies a hugely prominent location in the heart of the Centre where other tenants include **F Hinds Jewellers, Brillen Opticians, Card Factory, Ryman Stationers** and **River Island**.

Extensive mall seating opportunity and **160-space car park** nearby.

ACCOMMODATION

The fully fitted premises are arranged on ground and first floors and offer the following approximate dimensions and net floor areas:-

Gross Frontage	18.24 m	59'10"
Shop Depth (max)	10.21 m	33'06"
Ground Floor Prep/Seating	84.26 sq m	907 sq ft
First Floor Ancillary	32.98 sq m	355 sq ft

RENT

Offers in the region of £ 25,000 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.

SERVICE CHARGE

The on-account budget for 2022 is £7,663.57.



COSTS

Each party to pay their own legal and professional costs.

RATES

We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£18,500.00
UBR (2024/2025)	49.9p
Rates Payable (2024/2025)	£ 9,231.50
Estimate payable with Retail Relief	£ 2,307.87

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 D (88). 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

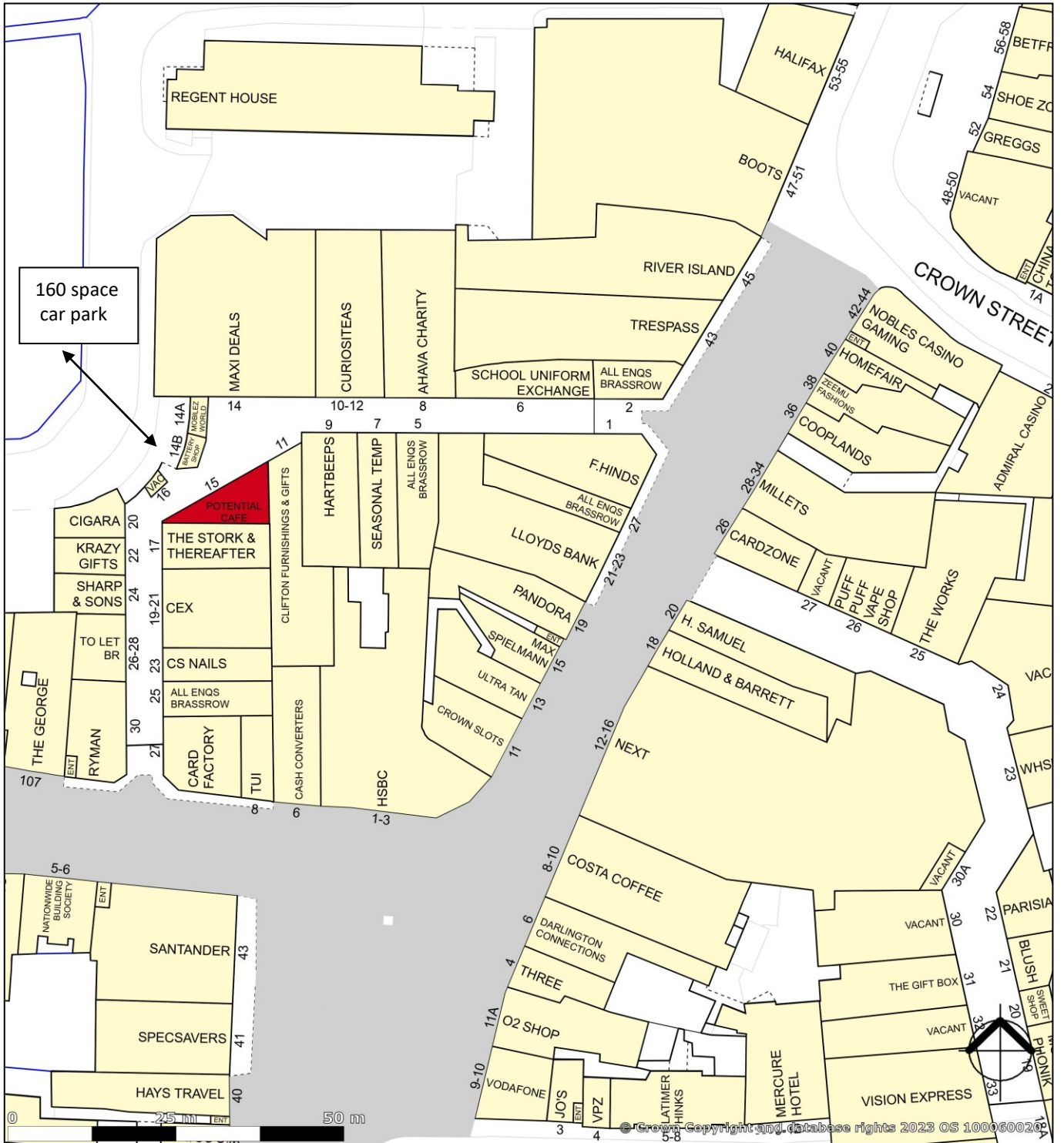
For further details or viewing arrangements please contact the sole agents for further information:-

John Birtwistle
D: 0113 383 3758
M: 07711 646990

Jason Oddy
D: 0113 383 3759
M: 07718 159671

E: john.birtwistle@brassrow.co.uk E: jason.oddy@brassrow.co.uk

SUBJECT TO CONTRACT



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