

DARLINGTON

27 NORTHGATE

GREAT LOCATION BETWEEN TWO SHOPPING CENTRES

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 the entrances to Queen Street and Cornmill Shopping Centres, adjoining **F Hinds Jewellers** and **Lloyds Bank**, close to **Pandora, Holland & Barrett, Cooplads, Trespass** and **Boots**.

ACCOMMODATION

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

| | | |
|------------------------|------------|-----------|
| Ground Floor Sales | 63.36 sq m | 682 sq ft |
| First Floor Ancillary | 67.91 sq m | 731 sq ft |
| Second Floor Ancillary | 32.42 sq m | 389 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.

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 £10,188.17.

RATES

We are advised the property is assessed as follows:-

| | |
|--------------------------------------|------------|
| Rateable Value (April 2023) | £20,500.00 |
| UBR (2024/2025) | 49.9p |
| Estimated Rates Payable (2024/2025) | £10,229.50 |
| Estimated Payable with Retail Relief | £ 2,557.38 |

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 E (113). 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

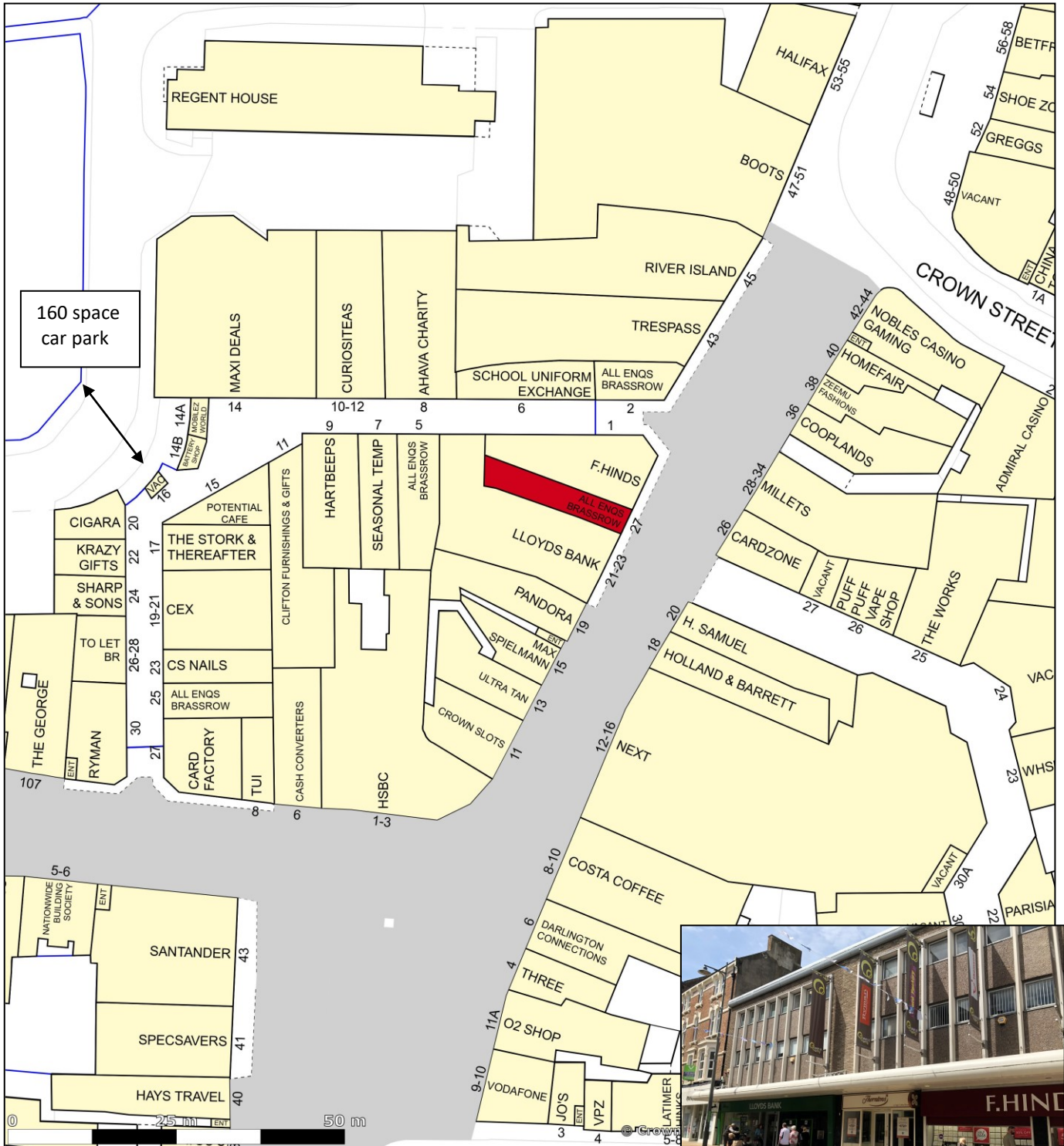
Jason Oddy

D: 0113 383 3759

M: 07718 159671

E: jason.oddy@brassrow.co.uk

SUBJECT TO CONTRACT



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