DARLINGTON

8 QUEEN STREET SHOPPING CENTRE

RECENT LETTINGS TO CS NAILS, MAXIDEALS VALUE STORE AND CURIOUSITEAS CAFE

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, Waterstones** and **B&M**.

Retailers close by include **F Hinds Jewellers, Lloyds Bank, CEX**, **Cigara, Hartbeeps Play Centre** and **Card Factory.**

There is a **160-space surface car-park** to the rear of this covered centre.

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

Internal Width	11.43 m	37'6"
Shop Depth	24.23 m	79'6"
Ground Floor Sales	256.97 sq m	2,766 sq ft
First Floor Anc/Training	199.93 sq m	2,152 sq ft
Second Floor Ancillary	198.44 sq m	2,136 sq ft

There is a 1500 kg goods lift linking all levels.

RENT
Offers in the region of £40,000 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 incurred in this transaction.

RATES
We are advised the property is assessed as follows:-

Rateable Value (April 2023)	£30,000.00
UBR (2024/2025)	49.9p
Estimated Rates Payable (2024/2025)	£14,970.00
Estimated Payable with Retail Relief	£ 3,742.50

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.

SERVICE CHARGE
The on-account budget for 2022 is £41,194.01.

ENERGY PERFORMANCE CERTIFICATE
A copy of the EPC certificate is available upon request.

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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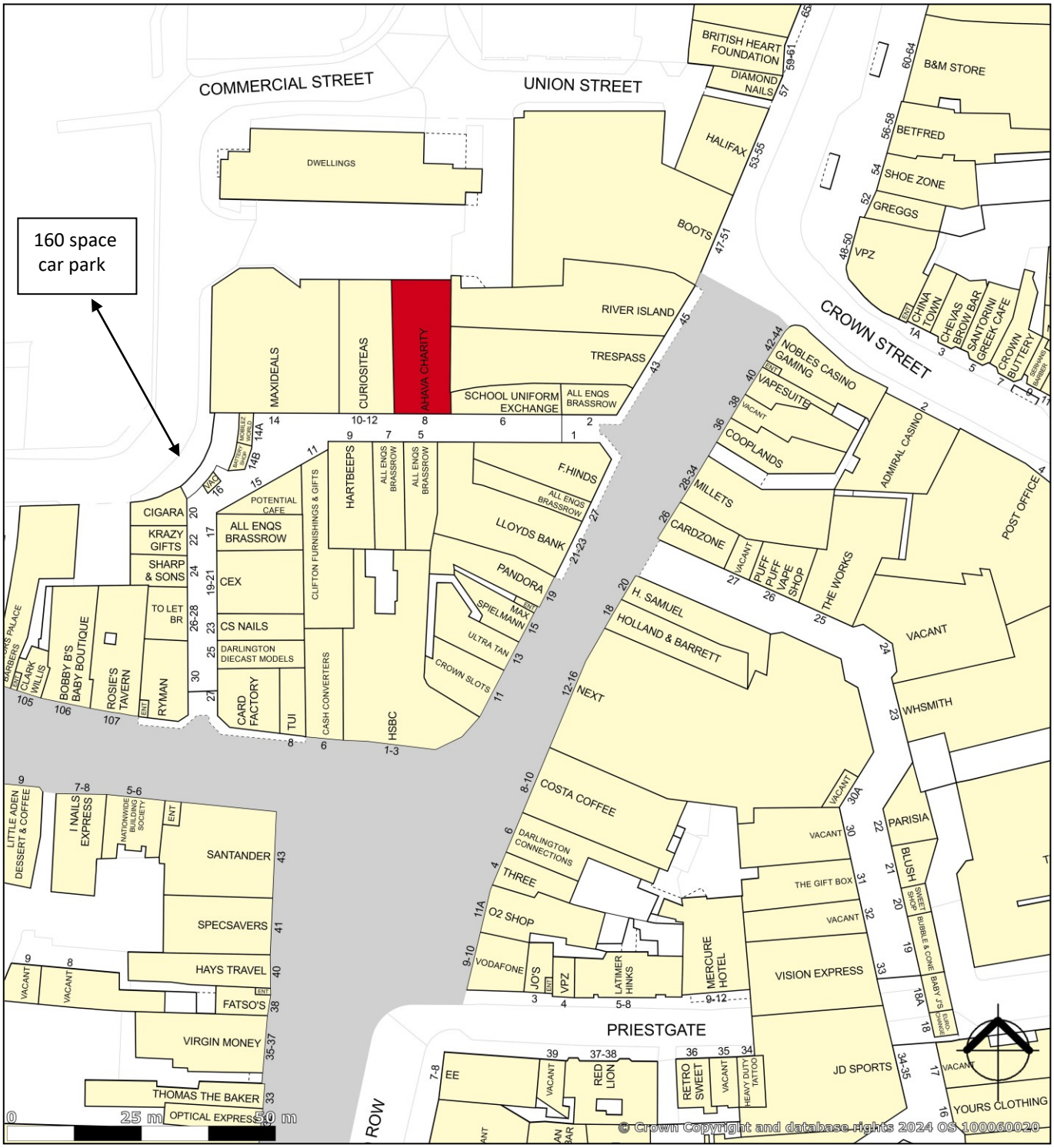
SUBJECT TO CONTRACT



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