BRASSINGTON ROWAN
Chartered Surveyors

DARLINGTON

16 QUEEN STREET SHOPPING CENTRE

RECENT MALL LETTINGS TO MAXIDEALS VALUE STORE, CS NAILS 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, Peacocks** and **B&M**.

The subject premises occupy a prominent location in the heart of the scheme where retailers include **F Hinds Jewellers, CEX, Rymans Stationers, Sharps Jewellers** and **Card Factory**.

Note the **adjacent ramp access** up to a **160-space surface car park.**

ACCOMMODATION

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

Ground Sales	12.26 sq m	132 sq ft
Ground Ancillary	5.75 sq m	60 sq ft

RENT

Offers in the region of £7,500 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.

SERVICE CHARGE

The on-account budget for 2022 is £792.91.

COSTS

The ingoing tenant is to be responsible for all legal costs, stamp duty and VAT incurred in the transaction.

RATES

We are verbally advised by the local rating authority that the property is assessed as follows:-

Rateable Value (April 2023)	£3,150.00
UBR 2024/2025	49.9p
Rates Payable 2024/2025	£1,571.85
Estimated Payable with retail relief	£ 392.96

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 C (63). 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:-

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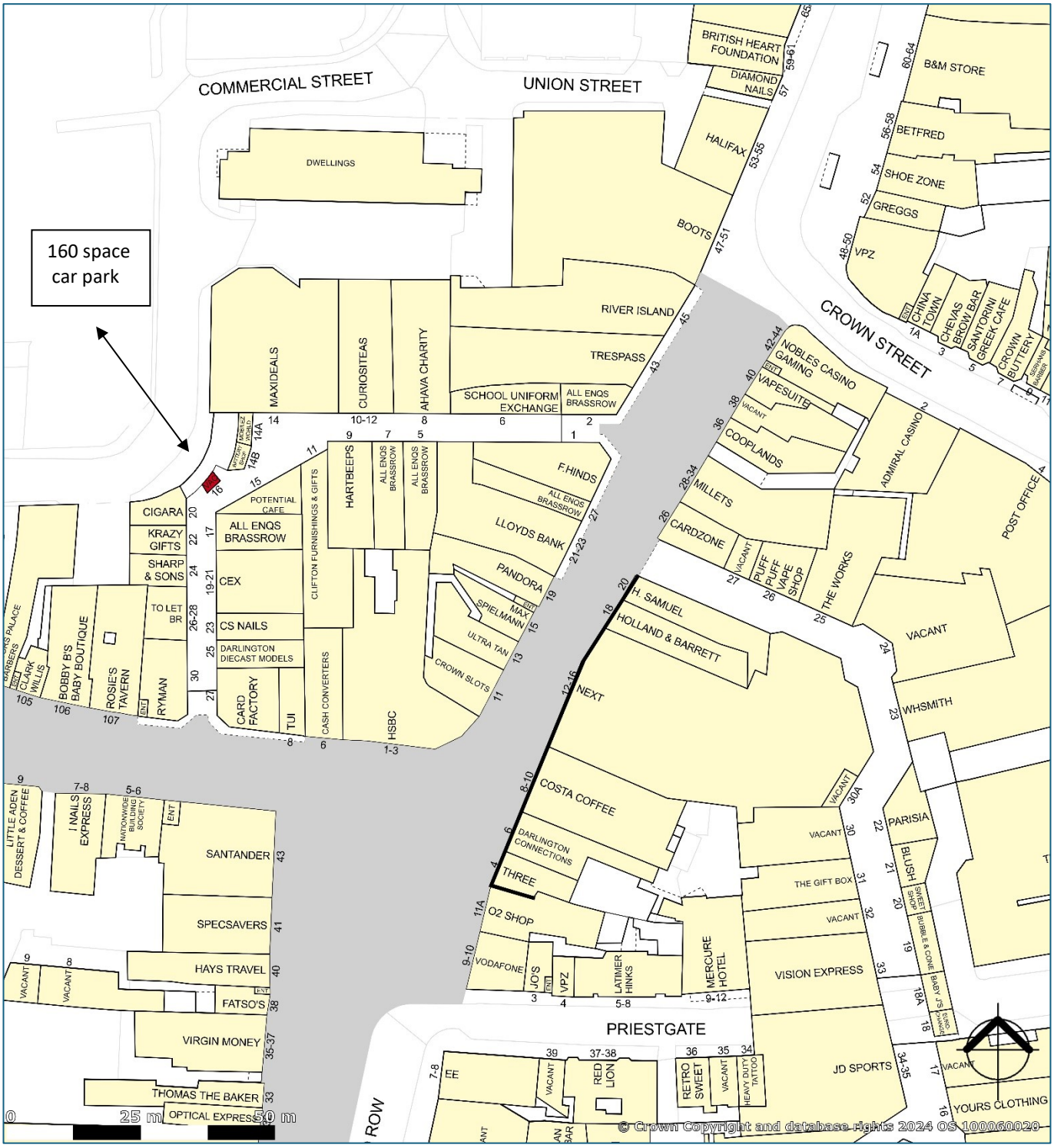
SUBJECT TO CONTRACT



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