

# 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, Wilko, 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, Ryman 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](http://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

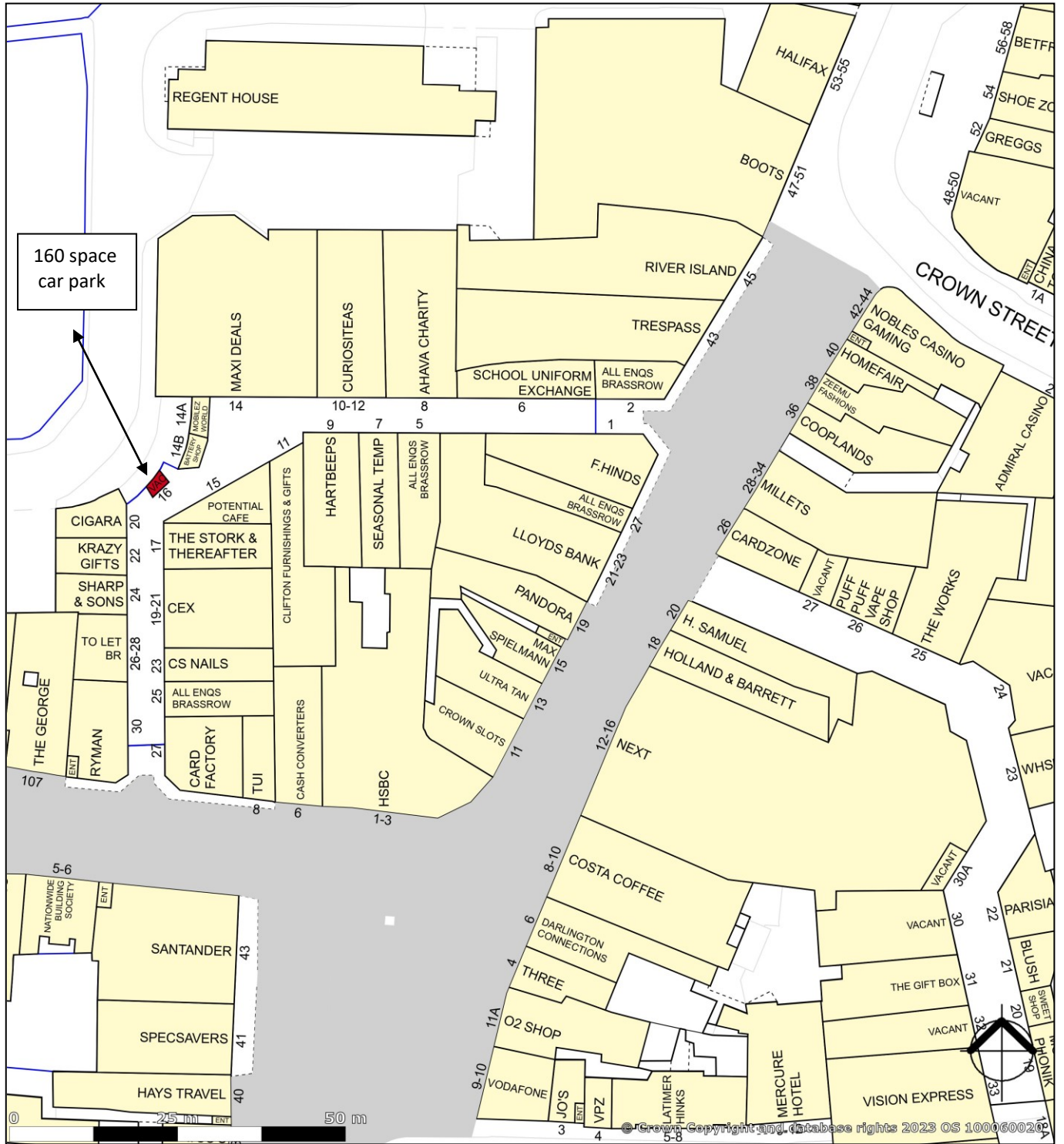
Unless otherwise stated, all prices/rents are quoted exclusive of VAT. Interested parties must satisfy themselves independently as to the incidence of VAT on any transaction.

#### VIEWING & FURTHER INFORMATION

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

John Birtwistle	Jason Oddy
D: 0113 383 3758	D: 0113 383 3759
M: 07711 646990	M: 07718 159671
E: <a href="mailto:john.birtwistle@brassrow.co.uk">john.birtwistle@brassrow.co.uk</a>	E: <a href="mailto:jason.oddy@brassrow.co.uk">jason.oddy@brassrow.co.uk</a>

#### SUBJECT TO CONTRACT



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