

DARLINGTON

17 QUEEN STREET SHOPPING CENTRE

NEW LEASE ADJACENT TO CEX



LOCATION

Darlington enjoys an urban population approaching 100,000 and an extensive hinterland extending out to Bishop Auckland, Barnard Castle, Northallerton, etc.

Major retailers include **House of Fraser, Next, Primark, Wilko, Peacocks** and **B&M**.

The scheme enjoys a line-up including **F Hinds, Card Factory, Rymans Stationers, CEX, Lloyds Bank, Cigara** and **River Island**.

There is a **160 space car-park** to the rear.

ACCOMMODATION

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

Gross Frontage	5.06 m	16'7"
Shop Depth (max)	15.65 m	51'4"
Ground Floor	69.49 sq m	748 sq ft
First Floor	27.22 sq m	293 sq ft

RENT

Offers in the region of £ 17,500 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.

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 £6,021.64.

RATES

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

Rateable Value (April 2023)	£12,250.00
UBR (2024/2025)	49.9p
Estimated Rates Payable (2024/2025)	£ 6,112.75
Estimated Payable with Retail Relief	£ 1,528.18

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 (71). 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:-

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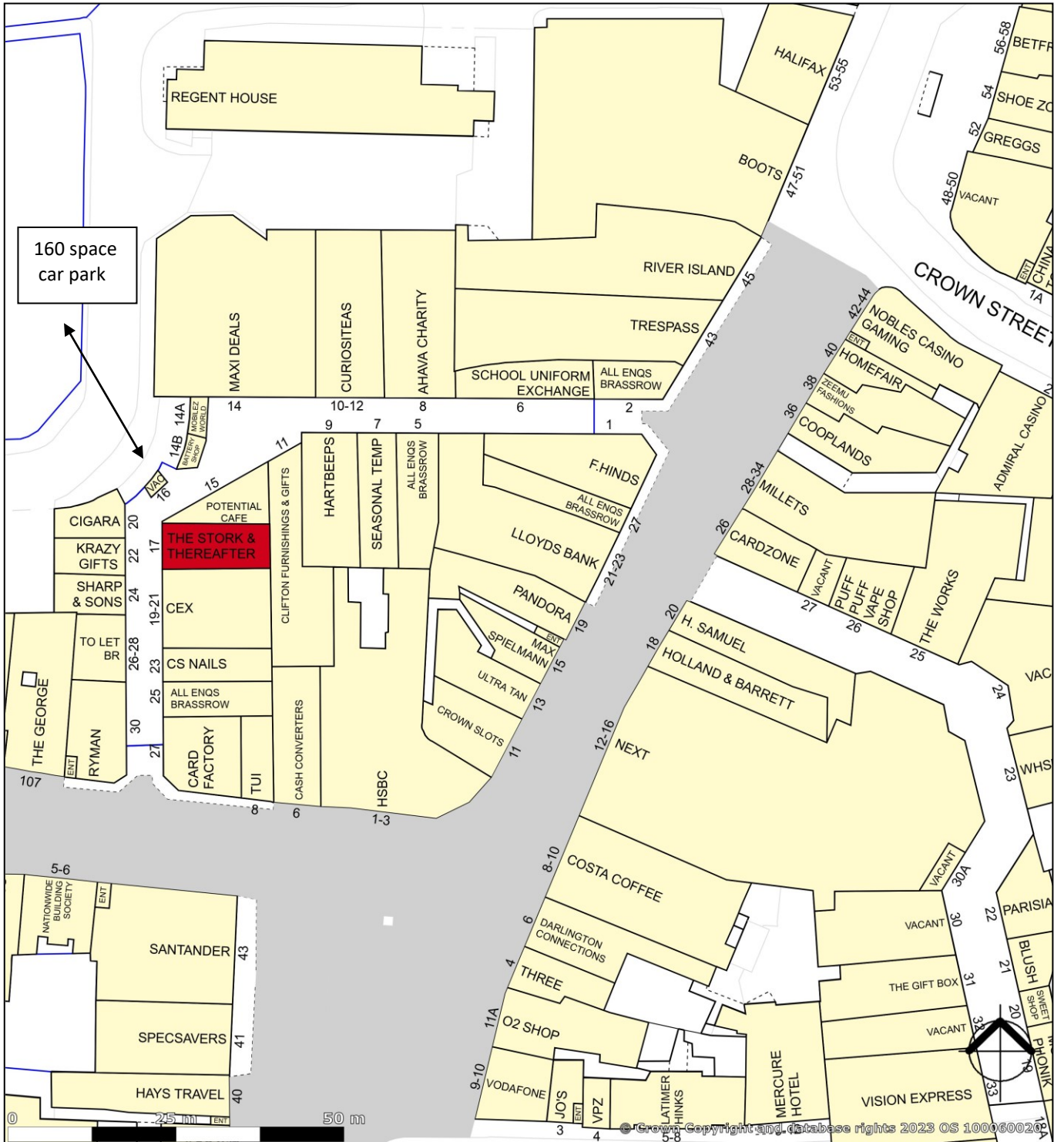
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