BRASSINGTON ROWAN
Chartered Surveyors

# 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, 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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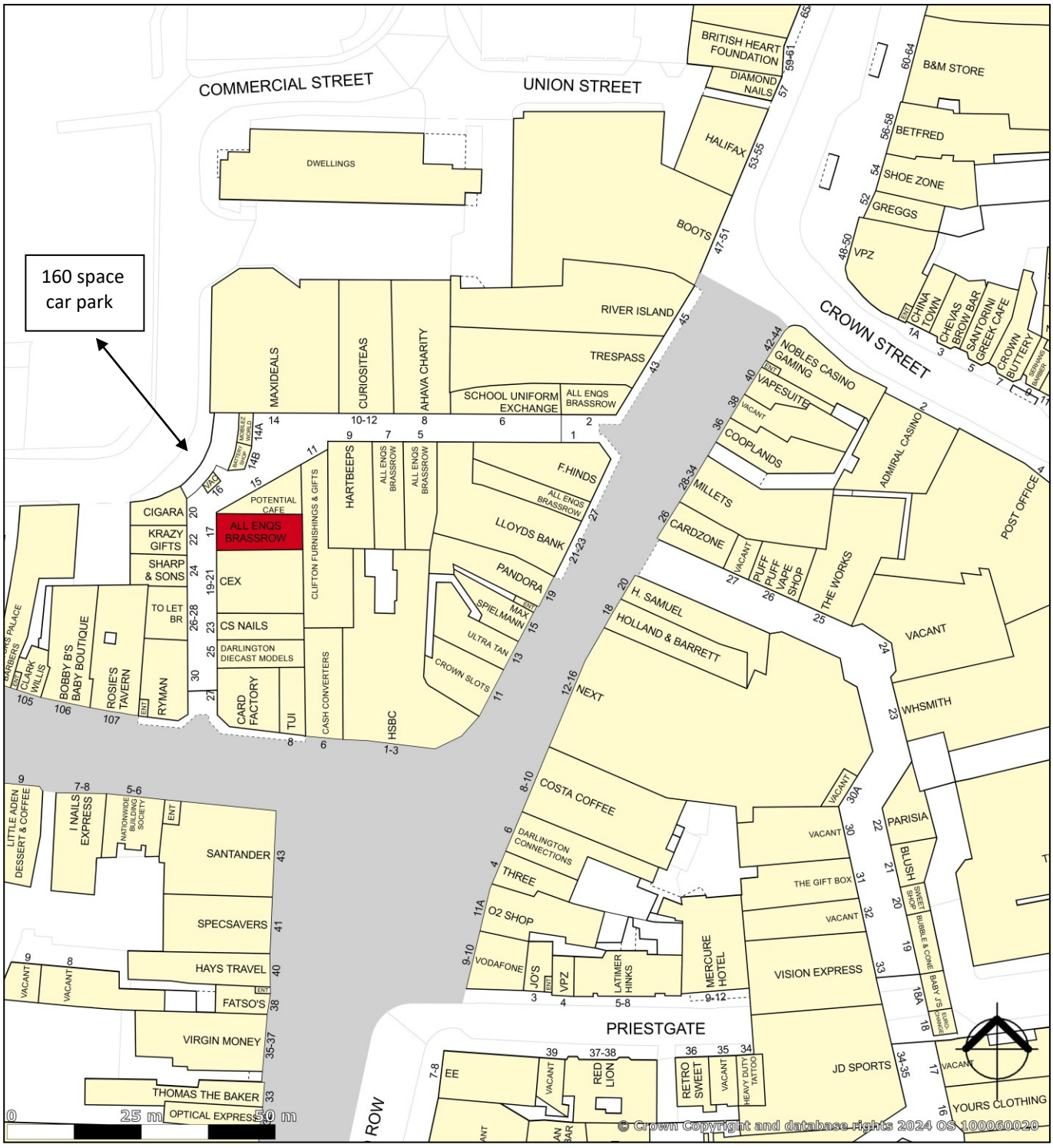
**SUBJECT TO CONTRACT AND VACANT POSSESSION**

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