BRASSINGTON ROWAN
Chartered Surveyors

DARLINGTON

26-28 QUEEN STREET SHOPPING CENTRE

FULLY FITTED UNIT WITH EXTENSIVE FRONTAGE

LOCATION
Darlington has an estimated urban population approaching 100,000 and a catchment in the region of 240,000. It has been awarded £22.3m from the Government's Town Fund.

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

The unit occupies a prominent location in the Queen Street Shopping Centre where other tenants include **Card Factory, Ryman Stationers, CEX** and **F Hinds Jewellers**.

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:-

Internal Width	10.89 m	35'09"
Shop Depth (max)	10.00 m	32'10"
Ground Floor	78.60 sq m	846 sq ft
First Floor	41.71 sq m	449 sq ft

RENT
Offers in the region of £ 20,000 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 bear their own legal and professional costs incurred in the transaction.

SERVICE CHARGE
The on-account budget for 2022 is £ 7,487.78.

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

Rateable Value (April 2023)	£14,500.00
UBR (2024/2025)	49.9p
Rates Payable (2024/2025)	£ 7,235.50
Estimated Payable with Retail Relief	£ 1,808.87

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 transitional relief.

ENERGY PERFORMANCE CERTIFICATE
An EPC has been commissioned and will be made available for inspection 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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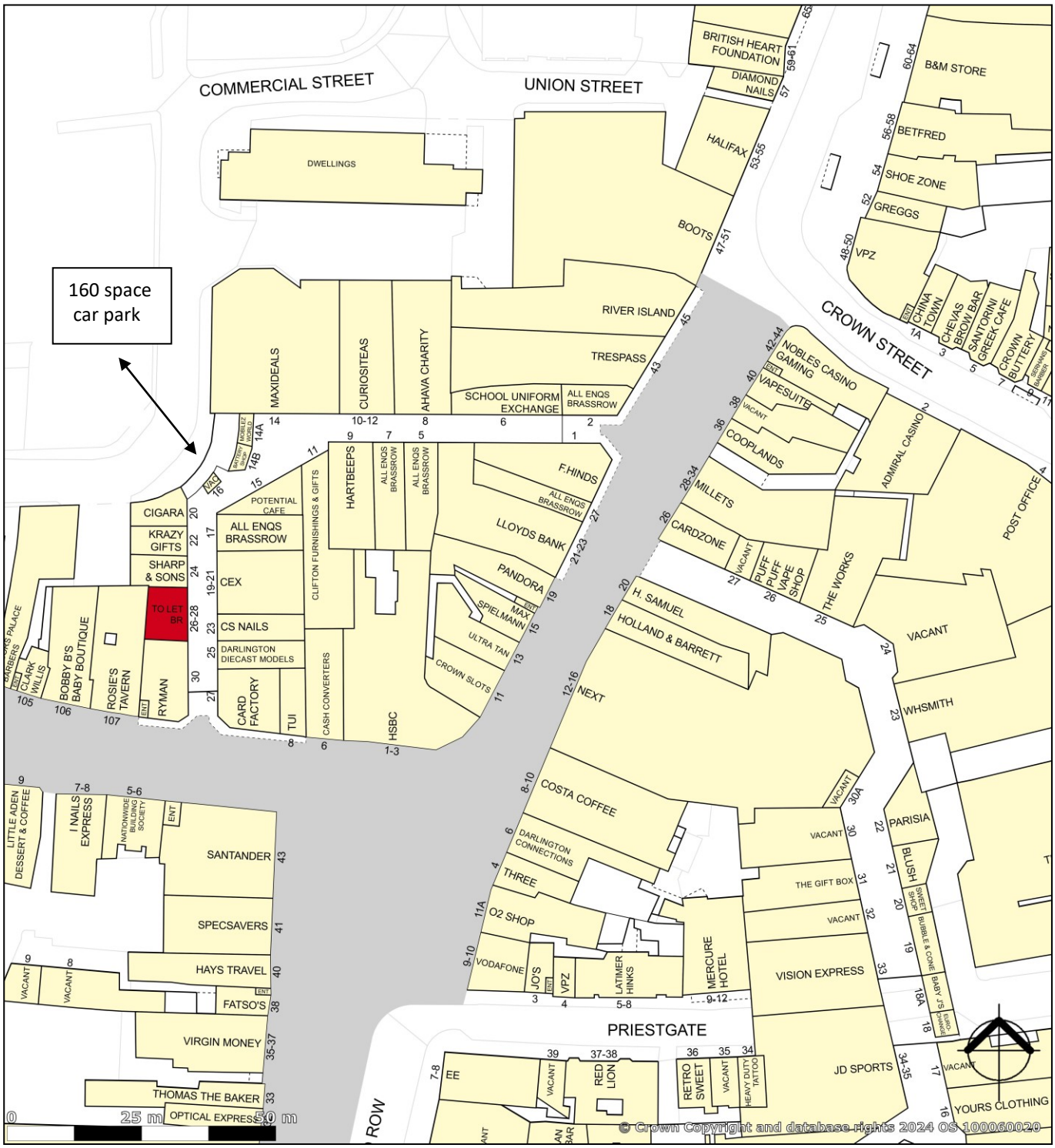
SUBJECT TO CONTRACT & VACANT POSSESSION



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