BRASSINGTON ROWAN
Chartered Surveyors

DARLINGTON

7 QUEEN STREET SHOPPING CENTRE

SHOP TO LET

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 good location close to **Cigara, F Hinds Jewellers, CEX** and **MaxiDeals.**

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

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

Gross Frontage	6.10 m	20'00"
Internal Width (max)	5.77 m	18'11"
Shop Depth (max)	12.42 m	40'09"
Ground Floor	75.44 sq m	812 sq ft
First Floor Staff/Store	19.23 sq m	207 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 pay their own legal and other professional costs incurred in this transaction.

SERVICE CHARGE
The on-account budget for 2022 is £ 5,894.48.

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

Rateable Value (April 2023)	£13,250.00
UBR (2024/2025)	49.9p
Estimated Rates Payable (2024/2025)	£ 6,622.75
Estimated Payable with Retail Relief	£ 1,652.94

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 (51). 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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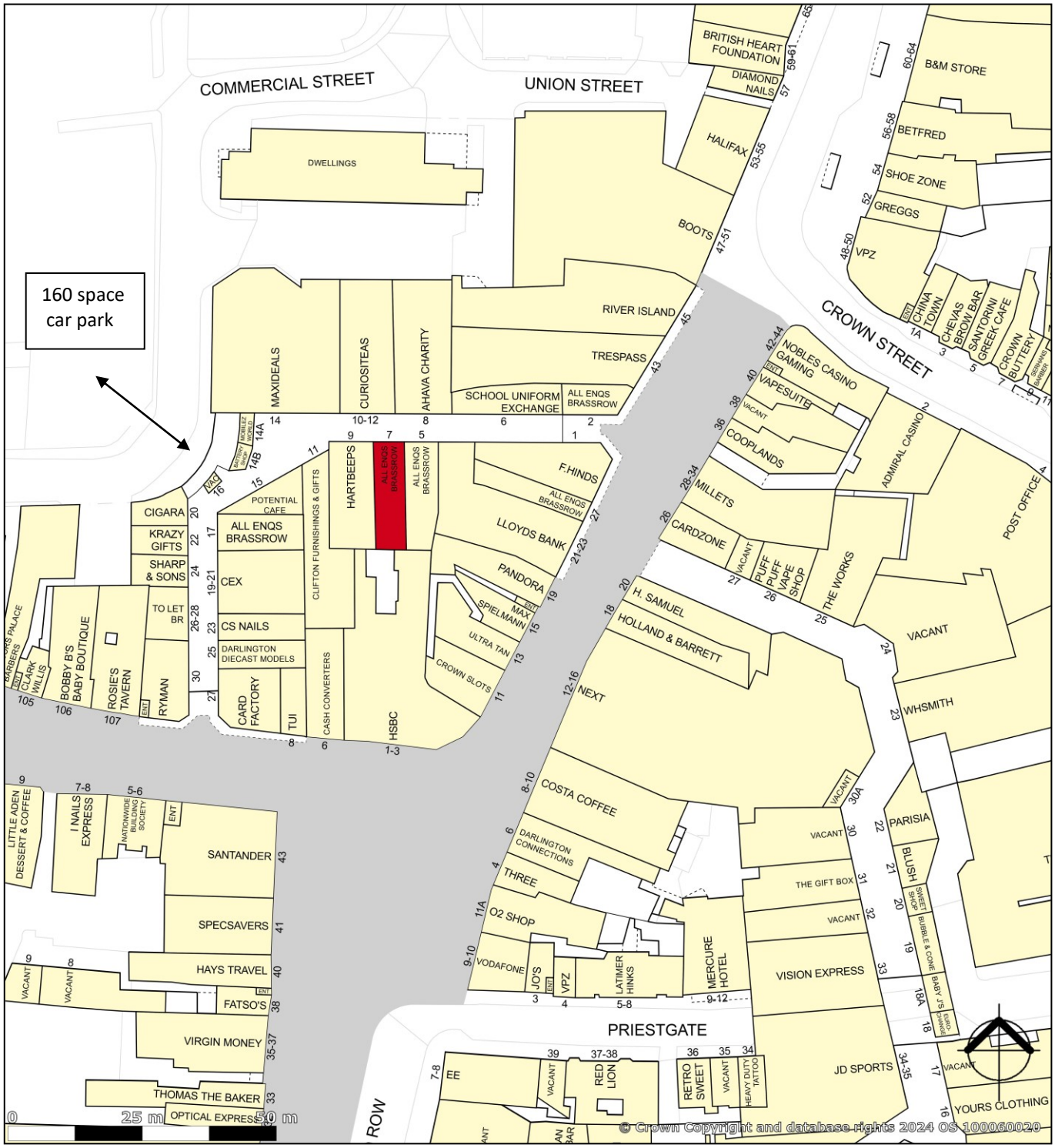
SUBJECT TO CONTRACT



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