

TO LET – From £15,000 per annum plus VAT

48-50 Northgate,

Darlington, Co Durham, DL1 1TL

Prime Ground Floor Retail Premises extending to 1,998sq.ft

May split into two smaller units of approx 1,000sq.ft. to suit occupier requirements

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SITUATION/LOCATION

The property occupies a prime corner position fronting Northgate with return frontage to Crown Street within the pedestrianised heart of Darlington town centre. Occupiers in the immediate vicinity include Boots, River Island, Holland and Barret, B&M and Trespass among others. The property lies adjacent to the Northgate entrances to the Cornmill Shopping Centre and Queen Street Arcade. All town centre amenities are within convenient walking distance and public car parking facilities are available closeby including Cornmill Multi Storey approximately 50m distant. Darlington is a popular market town lying some 14 miles west of Middlesbrough, 20 miles south of Durham and 30 miles south of Newcastle with swift access via the A66 and A1M respectively.

DESCRIPTION

Versatile ground floor retail premises with return window frontage to Northgate and Crown Street.

The ground floor comprises a large sales area and store incorporating extensive window frontage and may suit a variety of business uses subject to any necessary statutory consents.

The unit may be sub-divided to two smaller suites of approx. 1,000sq.ft. to suit requirements.

LEASE TERMS

A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed. The quoting rents are as follows:-

Whole: £25,000pax
Split: £15,000pax per unit

18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

ACCOMMODATION

The ground floor sales area extends to approximately:-

Net Internal Area	185.67sq.m.	1,998sq.ft.
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The accommodation may be sub-divided to provide two smaller letting suites from around 1,000sq.ft.

(Agents Note: Measurements taken from VOA website)

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

The property is recorded in the present rating list from 1st April 2017 at £56,500 and shall reduce to £51,000 WEF 1st April 2022 (Source: VOA website). Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

VAT is applicable to the rent.

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VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

An EPC will be provided on practical completion of the potential separation works.



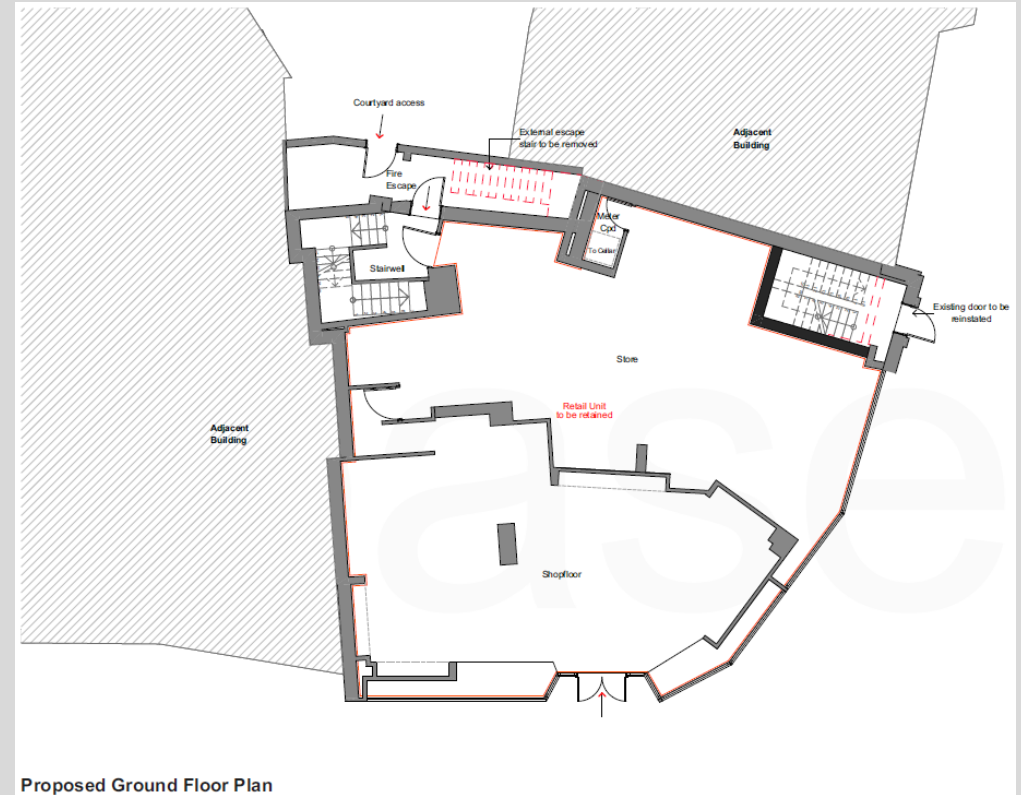
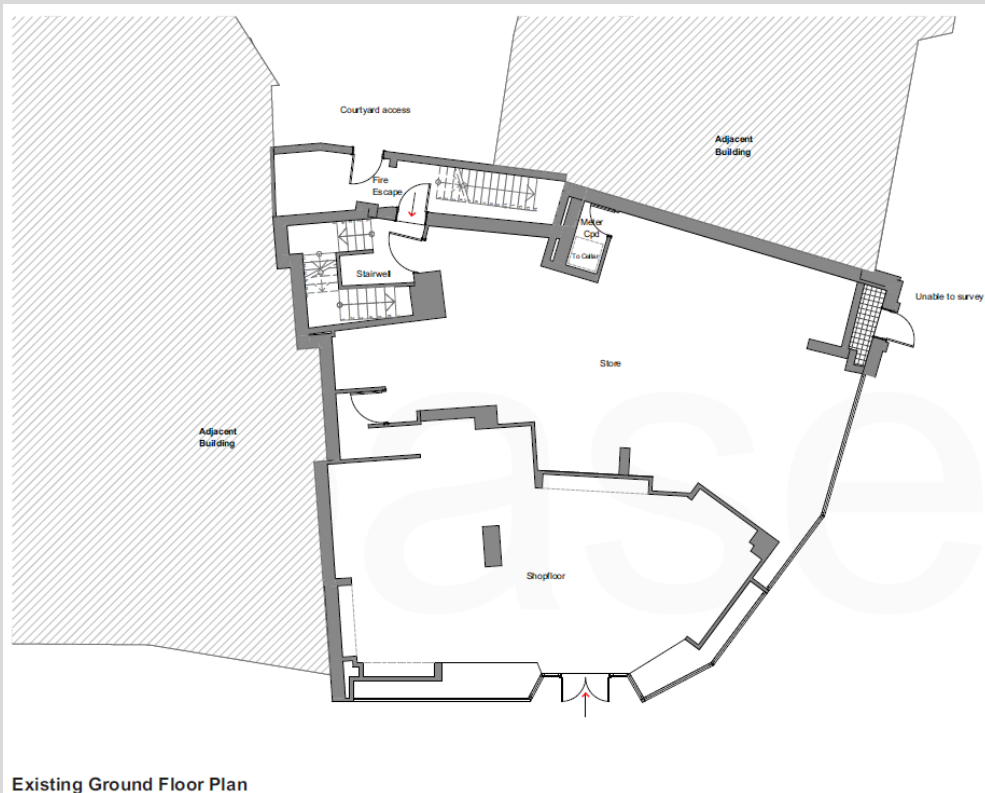
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