

DARLINGTON

14 QUEEN STREET SHOPPING CENTRE

9,800 SQFT FITTED STORE



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, Waterstones** and **B&M**.

Retailers close by include **F Hinds Jewellers, Lloyds Bank, CEX, Cigara, Hartbeeps Play Centre** and **Card Factory**.

There is a **160-space surface car-park** to the rear of this covered centre.

ACCOMMODATION

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

Gross Frontage	16.32 m	53'06"
Internal Width (max)	20.07 m	63'03"
Shop Depth (max)	26.56 m	87'02"

Ground Floor	541.44 sq m	5,828 sq ft
First Floor Staff/Store	366.97 sq m	3,950 sq ft

LEASE

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

RENT

Offers in the region of £50,000 p.a.x. are invited.

SERVICE CHARGE

The on-account budget for 2024 is £61,714.

RATES

We are advised the property is assessed as follows:-

Rateable Value	£48,750.00
UBR (2025/2026)	49.9p

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 was Band C (68).

COSTS

Each party to pay their own legal and other professional costs incurred in this transaction.

VAT

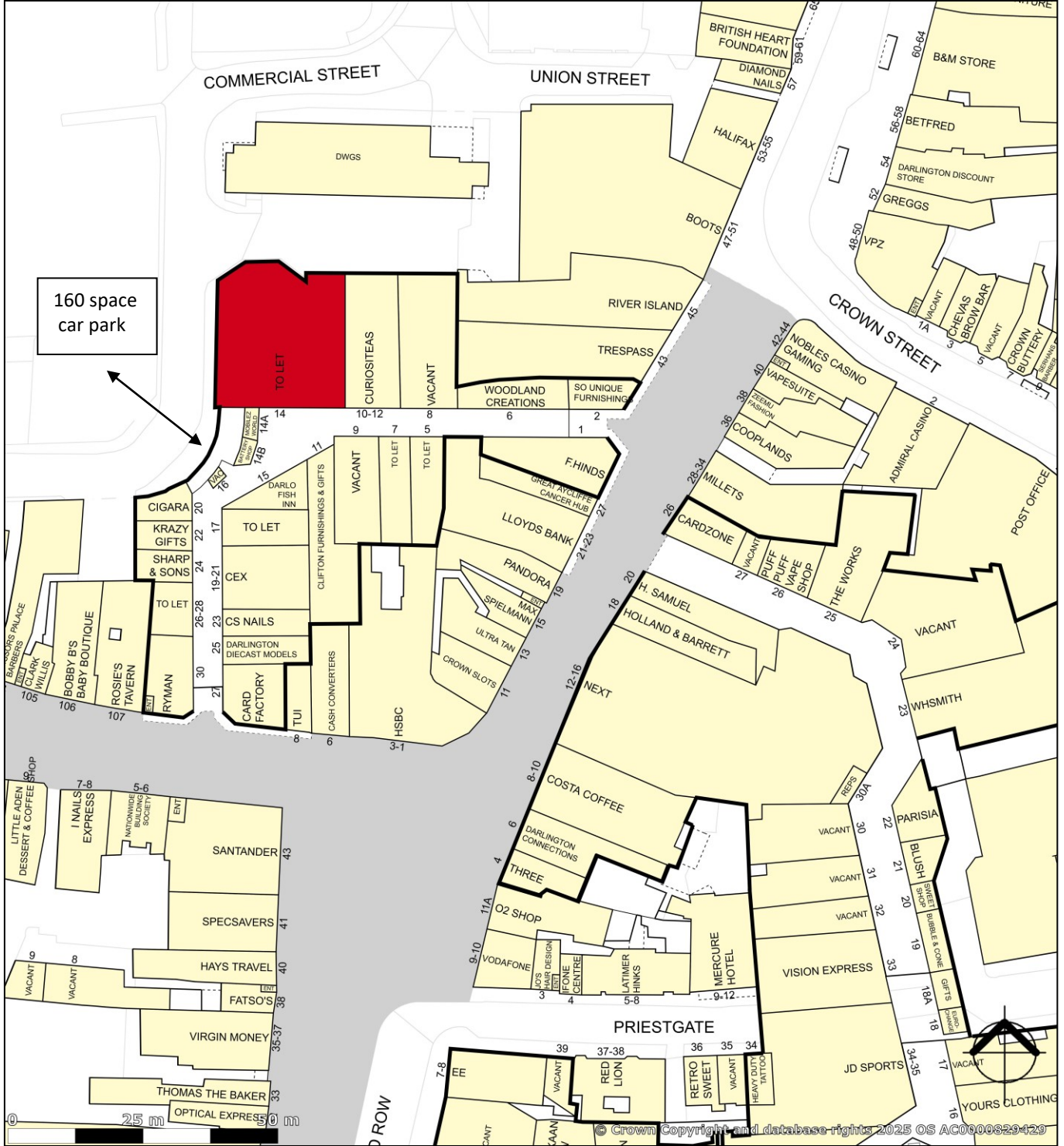
Unless otherwise stated, all prices/rents are quoted exclusive of VAT. Interested parties must satisfy themselves independently as to the incidence of VAT on any transaction.

VIEWING & FURTHER INFORMATION

For further details or viewing arrangements please contact Brassington Rowan:

John Birtwistle
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SUBJECT TO CONTRACT & VACANT POSSESSION



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