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RETAIL · LEISURE · INVESTMENT · CONSULTANCY

TO LET

38 NORTHGATE, DARLINGTON, DL1 1PP

- Prominent retail space on primary retail street in Darlington.
- Busy pedestrian route with abundance of car parking within a 2 minute walk.
- Ground Floor Retail with Ancillary Accommodation on Upper Floors
- Nearby Occupiers Include Cooplands, Homefair Blinds, Trespass, River Island, Thorntons, and Boots to name a few.

atretail.co.uk 07713 151 970 pete@atretail.co.uk North East

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SITUATION / DESCRIPTION

The unit occupies a prominent position on the pedestrianised Northgate at the heart of Darlington centre and provides space for businesses within Use Class E. It is positioned opposite Queen Street Shopping Centre and benefits from a high concentration of surrounding National brands and high footfall.

The property will be handed over in a clean shell specification internally.

ACCOMMODATION

Arranged over ground, first and second floors, the building provides the approximate usable floor area:

Ground Floor Sales	109 M^2	1,172 ft^2
First Floor	49 M^2	530 ft^2
Second Floor	44 M^2	477 ft^2

LEASE TERMS

A new Full Repairing & Insuring lease for a term to be agreed is available at **£30,000 per annum** exclusive.

EPC

The property has an Energy Performance rating of E 116.

BUSINESS RATES

Rateable Value	£30,000
2021/2022 UBR	£0.499
Estimated Rates Payable	£14,970

Up to 100% Business Rates Relief Available. Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.

COSTS

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

VIEWING

For enquiries, viewing, and general information, please contact @retail or our joint agents, Connect Property:

Peter Townsend
E: pete@atretail.co.uk
M: 07713 151 970

Or

Andrew Wilkinson
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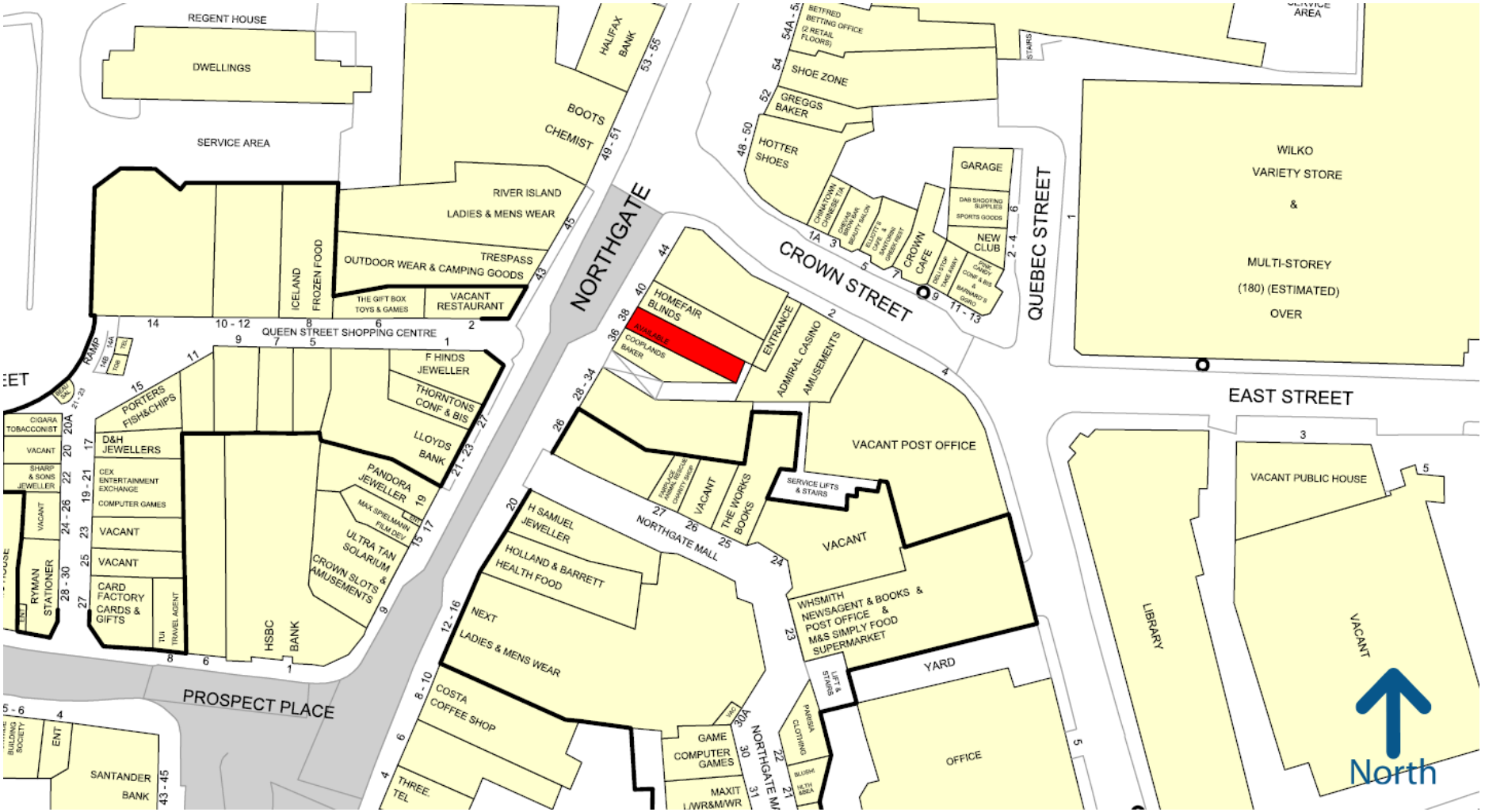

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