

PRIME RETAIL UNIT TO LET

Unit 2, Queen Street Shopping Centre, Darlington

7-8 Conduit Street, London,
W1S 2XF
020 7182 7480
www.fawcettmead.co.uk



Retail property expertise

- Anchor tenants include River Island, Poundworld and Iceland
- Prime retailing location fronting onto Northgate Street

LOCATION

Queen Street Shopping Centre is an enclosed retail centre, comprising of 30 retail units with frontage onto Northgate Street and Prospect Place. The scheme also benefits from a 160 space car park to the rear.

The subject property occupies a prime location fronting onto Northgate Street, in close proximity to **Iceland**, **Trespass**, **River Island** and **F Hinds**.

RATES

Rateable Value (17/18) £38,000

Interested parties should verify these figures with Darlington District Council (Tel 01325 388 373).

TIMING

Subject to vacant possession.

SUBJECT TO CONTRACT

TENURE

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

RENT

£50,000 pax

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales	949 sq ft	88.2 sq m
Ground Floor Ancillary	141 sq ft	13.1 sq m
First Floor Ancillary	956 sq ft	88.8 sq m

SERVICE CHARGE

The current service charge is approximately £15,159 pa.

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

Each party is to be responsible for their own



INSPECTIONS

Viewing is strictly by appointment with:

Nick Carvey
020 7182 7493
Nick@fawcettmead.co.uk

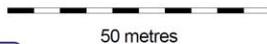
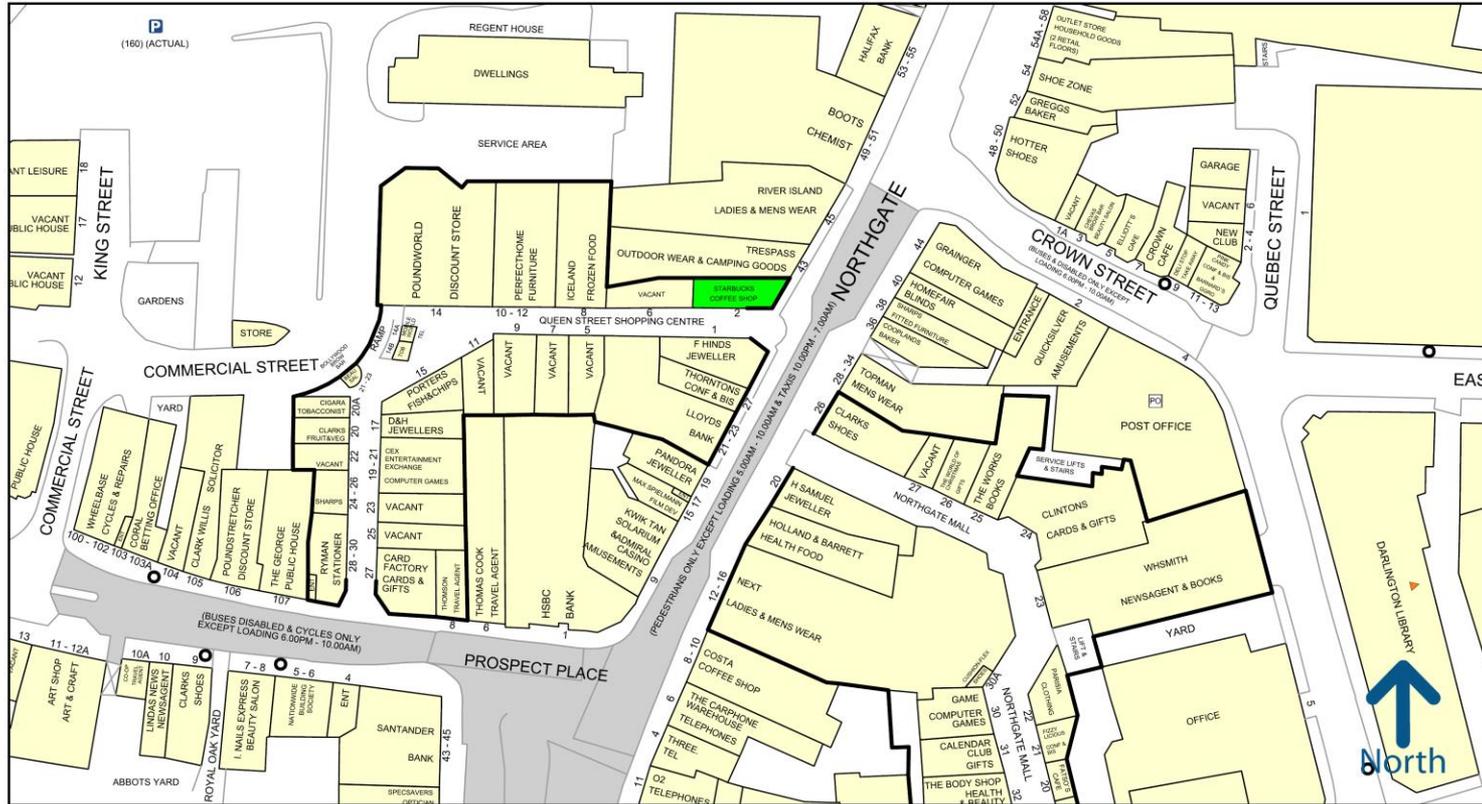
Alternatively speak to our joint agents
Brassington Rowan:

John Birtwistle
0113 383 3758
john.birtwistle@brassrow.co.uk

**SUBJECT TO CONTRACT / VACANT
POSSESSION**



Darlington



Experian Goad Plan Created: 14/08/2017
Created By: Fawcettmead



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Fawcett Mead, for themselves and for the vendors of this property, whose agents they are, give notice that (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or the advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either in whole or any part of an invitation, offer or contract of sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to accuracy of such details.

No responsibility or liability is or will be accepted by Fawcett Mead, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, its connection with the possible sale of the property.

No person in the employment of Fawcett Mead or the vendor(s) has authority to make or give any representation or warranty, express of implied, in relation to the property. References to Fawcett Mead include any joint agents acting with Fawcett Mead.