

PRIME RETAIL UNIT TO LET

Unit 25, Queen Street Shopping Centre, Darlington

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



Retail property expertise

- Recent lettings to Perfect Home, Trespass and Porters Restaurant
- Available on a short term basis

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 prominent location in the scheme, in close proximity to **Ryman, Card Factory, CEX** and **Poundworld**.

RATES

Rateable Value	
£32,750	
UBR	49.7p
Rates Payable	£16,276.75 pa

The draft Rateable Value for 2017 is reducing to **£14,500**

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

Subject to contract

TENURE

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

RENT

£17,500 pax

ACCOMMODATION

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

Ground Floor Sales: 726 sq ft 67.44 sq m
First Floor Ancillary: 273 sq ft 25.36 sq m

SERVICE CHARGE

The current service charge is approximately £6,017 pa.

SPECIFICATION

The premises are handed over in their existing condition.

COSTS

Each party is to be responsible for their own professional costs incurred in the transaction.



INSPECTIONS

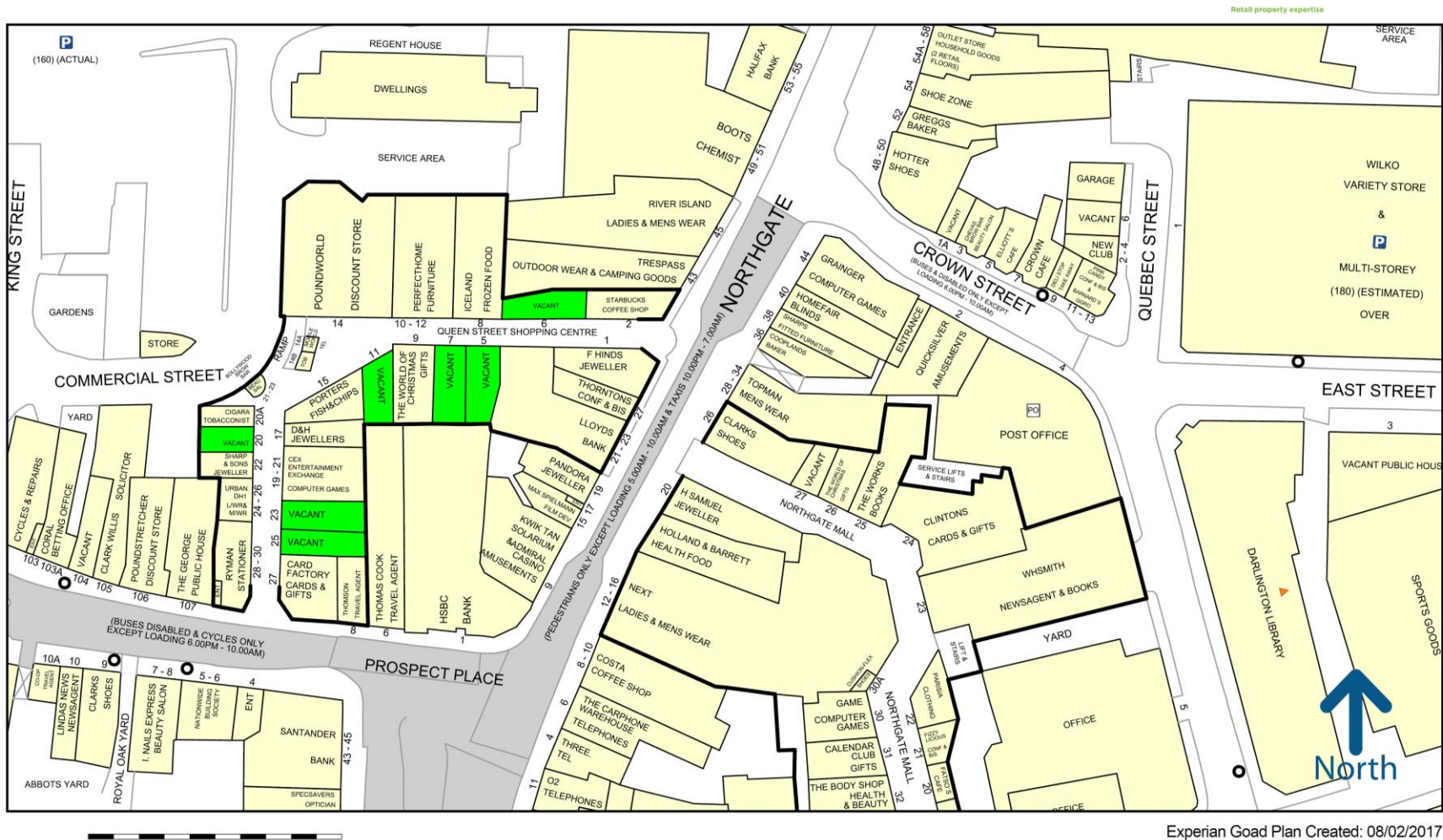
Viewing is strictly by appointment with:

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

Alternatively speak to our joint agents
Brassington Rowan:

John Birtwistle
0113 383 3758
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Unit 25, Queen Street Shopping Centre



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