

# PRIME RETAIL UNIT TO LET

## Unit 7, Queen Street Shopping Centre, Darlington

7-8 Conduit Street, London,  
W1S 2XF  
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[www.fawcettmead.co.uk](http://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 **Iceland, Perfect Home, Trespass, River Island** and **Poundworld**.

### RATES

Rateable Value	
£36,250	
UBR	49.7p
Rates Payable	£18,016.25 pa

The draft Rateable Value for 2017 is reducing to **£16,000**

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

£25,000 pax

### ACCOMMODATION

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

Ground Floor Sales	734 sq ft	68.19 sq m
First Floor Ancillary	211 sq ft	19.60 sq m

### SERVICE CHARGE

The current service charge is approximately £5,820 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.



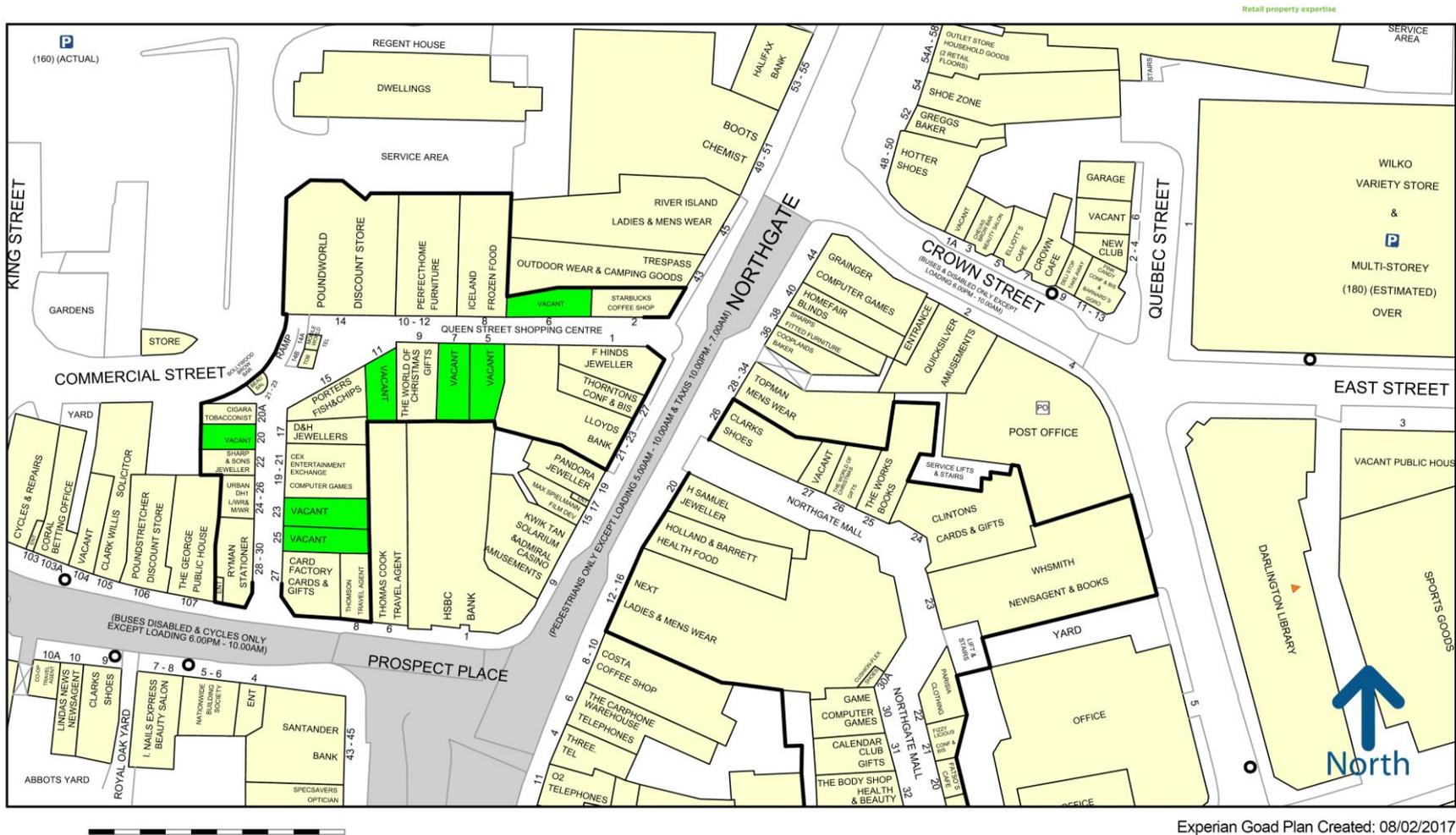
### INSPECTIONS

Viewing is strictly by appointment with:

**Nick Carvey**  
020 7182 7493  
[Nick@fawcettmead.co.uk](mailto:Nick@fawcettmead.co.uk)

Alternatively speak to our joint agents  
Brassington Rowan:

**John Birtwistle**  
0113 383 3758  
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