

## DARLINGTON 36 NORTHGATE RETAIL UNIT TO LET



### LOCATION

The subject premises are situated on pedestrianised Northgate, the prime retailing pitch in the town centre, close to the entrance to the Cornmill Shopping Centre. Nearby retailers include **Next, Boots, River Island, Topman** and **Starbucks**.

### ACCOMMODATION

The premises comprise the following approximate dimensions and floor areas:

Ground Floor Sales	116.5 sq m	1,255 sq ft
First Floor Stock/Office	68 sq m	733 sq ft
Second Floor Stock/Office	65.95 sq m	730 sq ft

### TENURE

The premises are available by way of a new full repairing and insuring lease for a term of 10 years subject to 5 yearly upward only rent reviews.

### RENT

£57,500 per annum exclusive.

### BUSINESS RATES

The premises have not been assessed for rating purposes as a single unit and we would therefore advise prospective tenants to contact the Local Rating Authority at Darlington Borough Council (01325 380 651).

### LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

### VIEWING

Viewing is strictly via appointment with Central Retail:

Contact: 0113 244 8668

Adam Jennings (adam@central-retail.co.uk)

Tom Limbert (tom@central-retail.co.uk)

### SUBJECT TO CONTRACT



Darlington



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