

TO LET / MAY SELL **Prime Retail Unit** Ground floor plus useful 1st floor storage/offices The Old Post Office 28 -32 Northgate Darlington DL1 1NR



LOCATION

These Grade II listed premises are situated in a very prominent position on the busy pedestrianised pitch of Northgate close to one of the main entrances to both the Cornmill and Queen Street Shopping Centres. The property is in immediate proximity to many national occupiers including Lloyds Bank, Boots, Costa, Holland & Barrett and Next.

ACCOMMODATION

The unit is arranged to provide sales at ground floor level with stair access to the rear of the sales area up to a first-floor area. The first floor provides storage and a usefully sized staff room. Heating and cooling is provided by an air conditioning system which is on both levels. Floorplans are available upon request.

The accommodation provides the following dimensions & floor areas:

Internal Width (front)	8.20 m	(26'11")
Sales Depth Maximum Approx.	21.00 m	(68'10")
Ground floor Sales	195.28 sqm	(2102 sqft)
Rear office and store	34.12 sqm	(367 sqft)
First floor stores	49.80 sqm	(536 sqft)

BUSINESS RATES

The premises are currently assessed at RV £54,000. **Interested parties are strongly advised to verify the current position going forward by contacting the local rating authority directly.**

PLANNING

The premises currently have the benefit of A1 retail use however have potential to be suitable for A2 and A3 uses subject to formal

planning consent. The landlord is willing to consider alternative uses subject to proof of tenant covenant strength.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rental in the order of £39,500 per annum exclusive. Incentives may be available subject to status. Alternatively, the client may consider a freehold sale. Offers in the region of £495,000 would be required for the benefit of our client's freehold interest. NB the property has a lease which give prescribed rights to access land owned by the Cornmill Shopping Centre at a cost of £2000 per annum. Full details upon application.

SERVICES

The property has the benefit of electricity, water and drainage supplies.

ENERGY PERFORMANCE

On the basis the premises are Grade II listed they do not require an EPC certificate.

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a new lease or in conjunction with a sale.

VAT

All figures within these terms are exclusive of VAT where chargeable.

JANUARY 2021

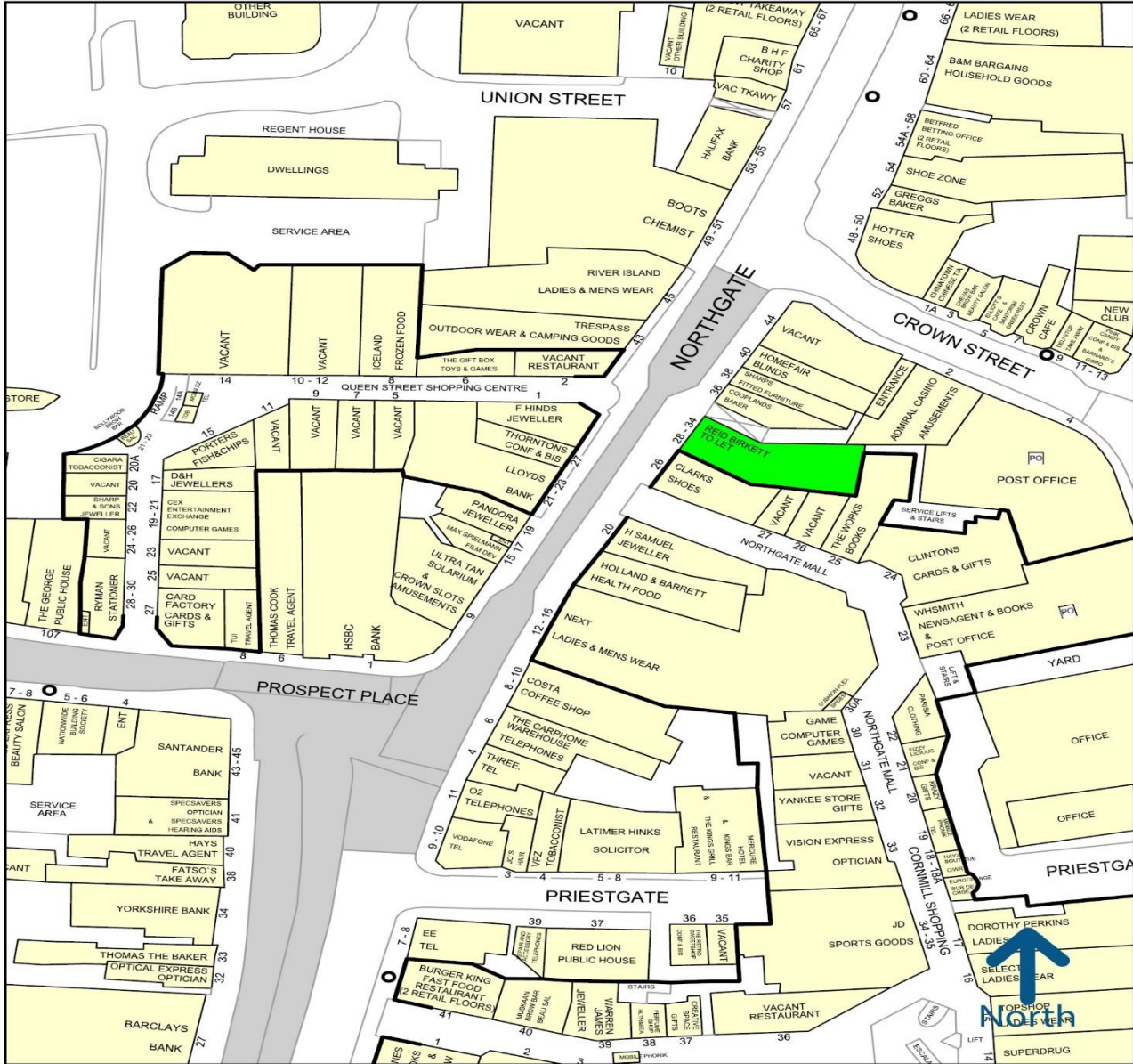
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Darlington



50 metres

Experian Goad Plan Created: 04/02/2020
Created By: Reid Birkett Ltd



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