

HIGH STREET PROPERTY / CLASS A2

21 High Row, Darlington DL3 7QU

**Rent: £55,000 PA****Ground Floor Area**

1,316 Sq ft / 122 Sq M

**LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Jack Deakin****Mob:** 07591 835782**Email:** [jack@barkerproudlove.co.uk](mailto:jack@barkerproudlove.co.uk)**Nik McCarthy****Mob:** 07960 960207**Email:** [nikm@barkerproudlove.co.uk](mailto:nikm@barkerproudlove.co.uk)

**Location:**

Darlington is an historic market town in the north east situated 16 miles west of Middlesbrough and approximately 20 miles south of Durham. The town's population is approximately 99,000.

The subject property is situated on High Row, close to the Cornmill Centre. Occupiers in the immediate vicinity include House of Fraser, Greggs, Poundland, Natwest and Barclays Bank.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1316	122.26
Basement	705	65.50

**Rent:**

The passing rent is £55,000 per annum exclusive.

**Tenure:**

The premises are currently held on a Full Repairing and Insuring lease which expires on 24/12/2025. The lease is available by way of assignment or sub-letting.

**Business Rates:**

The premises currently has a rateable value of £33,250. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**Service Charge:**

The service charge for the current year is £4,292.

**EPC:**

Energy Performance Asset Rating - E

**Legal Costs:**

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

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

July 2020

Subject to Contract

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