



SHOPPING CENTRE PROPERTY / CLASS A1
Unit 61 Cornmill Centre, Darlington



Rent: £22,500 PA

Area

2,329 Sq ft / 216 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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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 Cornmill Centre is the principle shopping location within Darlington accommodating key retailers such as Primark, Next JD Sports and Topshop.

The premises is located on the Lower Ground Floor, in close adjacent to Greggs and in close proximity to New Look, and Bon Marche.

Demise:	Sq Ft	Sq M
Ground Floor Sales	2329	216.37
Storage	51	4.74

Rent:

We are seeking rental offers in the order of £22,500 per annum exclusive.

Tenure:

The unit is offered on a new 10 year, fully repairing and insuring lease, subject to an upwards only rent review at the end of year 5.

Business Rates:

The unit has a 2017 rateable value assessment of £25,250.

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% 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

Service Charge:

The on-account service charge for the year 2022 stands at approximately £12,385.

EPC:

Energy Performance Asset Rating - D

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:

February 2020

Subject to Contract

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