



SHOPPING CENTRE PROPERTY / CLASS A1  
Unit 26 Cornmill Centre, Darlington



**TO  
LET**

**Rent: £40,000 PA**

**Area**

603 Sq ft / 56 Sq M

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Jonathan Newns**

**Mob: 07796 686469**

**Email: [jonathan@barkerproudlove.co.uk](mailto:jonathan@barkerproudlove.co.uk)**

**Jack Deakin**

**Mob: 07591 835782**

**Email: [jack@barkerproudlove.co.uk](mailto:jack@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 Cornmill Centre is the principle shopping location within Darlington accommodating key retailers such as Primark, Next JD Sports and Topshop.

The premises occupy a prime position adjacent to The Works and in close proximity to H Samuel, Next, Clarks and WH Smith.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	603	56.02
First Floor	392	36.42

**Rent:**

We are seeking offers in the order of £40,000 per annum exclusive

**Tenure:**

The unit is offered on a new effectively full repairing and insuring lease for a term to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment of £22,750.

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](http://www.gov.uk)

**Service Charge:**

The on-account service charge for the year 2022 stands at approximately £6,038.

**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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020