

DARLINGTON

**UNIT 3, DARLINGTON
RETAIL PARK, DL1 4PU**

TO LET - DUE TO RELOCATION

12,024 SQ FT



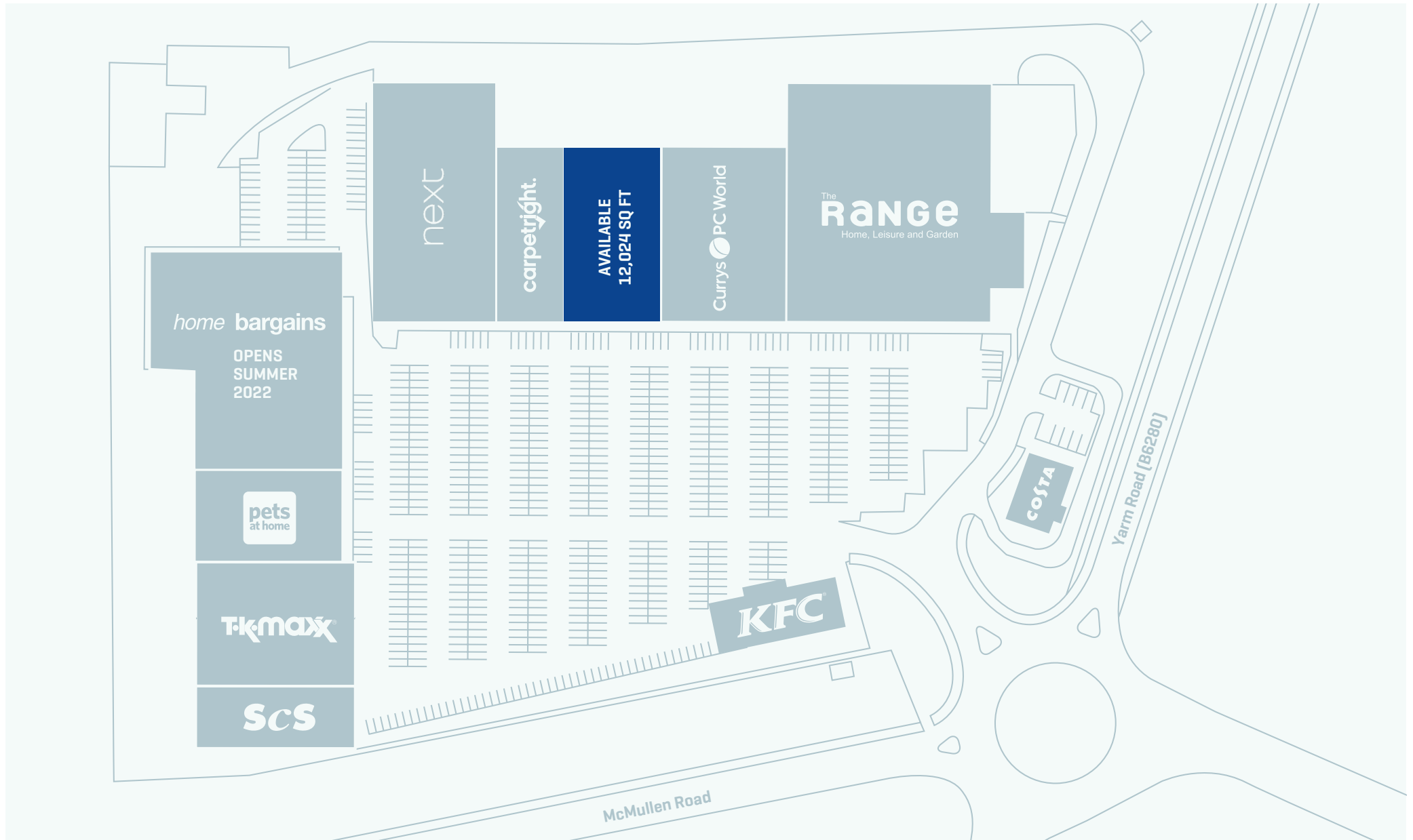
SMART⁴

REAL ESTATE CONSULTANCY



bennett.
real estate consultancy

SITE PLAN



LOCATION

Situated in Darlington's main out of town retail destination located approximately 2 miles east of Darlington Town Centre and prominently positioned fronting Yarm Road which connects with the A66 a further 1 mile to the east.

The retail park comprises 154,103 sq ft with 520 car park spaces. Nearby retailers include a new 30,000 sq ft Home Bargains, Currys/PC World, Pets at Home, Next, The Range and TK Maxx [as shown on the attached scheme plan].

ACCOMMODATION

Ground Floor	1,110 m ²	12,024 ft ²
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LEASE

The premises are available by way of an assignment of a full repairing and insuring lease due to expire 1st October 2028 at a rental of £135,000 per annum exclusive and subject to a rent review on 1st October 2023.

RATING ASSESSMENT

Rateable Value (2017)	£125,000
UBR (2021/2022)	51.2p
Rates Payable	£64,000

Interested parties are advised to verify this information directly with the Local Rating Authority on **01325 405666**.

PLANNING

It is understood the Unit has full Open Class E Consent including food.

LEGAL COSTS

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

VAT

All prices, outgoings and rentals are quoted free of but may be liable to VAT.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be made available.

OCCUPIERS



VIEWINGS

All arrangements to view the premises must be made by appointment. For further information please contact:

Philip Jemmett

07802 763 937 – 0207 569 9900

Email: pjj@smart-4.co.uk

Nigel Bennett

07989 598 957 – 0151 706 0401

Email: nmb@bennettrec.com



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EPC available on request. Subject to Contract and Exclusive of VAT These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.