



11-12 Horsemarket, Darlington, DL1 5PW

A Rare opportunity to lease a Town Centre retail Grade II listed shop, offering up to 624 Sqft.

- Prime Town Centre Location
- Large Double window displays
- Potential Alternative Uses (STP)
- On behalf of Darlington Borough Council
- On Street Parking/Delivery at Shop Front
- Rear access/Delivery
- [///estate.spoke.usual](http://estate.spoke.usual)

Summary

Available Size	624 sq ft
Rent	£14,000 per annum
Rates Payable	£7.89 per sq ft
Rateable Value	£11,250
EPC Rating	C (65)

Description

Prime Grade II Listed Retail Premises – Darlington Town Centre. An exceptional opportunity to lease a Grade II Listed retail premises in the heart of Darlington, a vibrant North Yorkshire market town. This prominent ground floor unit boasts two large shopfront windows, offering excellent visibility and footfall in one of the town’s prime retail districts.

The property comprises a spacious open-plan main retail area, complemented by rear storage rooms, a kitchenette, and WC facilities. The unit also benefits from rear access, enhancing convenience for deliveries and staff use. Previously operated as a hair salon, the space features tiled flooring and painted walls, and is ideally suited for a range of uses, subject to any necessary planning consents. This premises would be an excellent base for either a national operator or an established local business looking to expand their presence.

Location

Location Overview – 11–12 Horse Market, Darlington. Situated in the heart of Darlington’s prime shopping district, 11–12 Horse Market enjoys high visibility, strong passing trade, and consistent footfall. The property is surrounded by a range of national and local occupiers including Café Nero, Newcastle Building Society, Boyes, and Mountain Warehouse, and is just steps away from the town’s iconic Clock Tower and the popular Darlington Indoor Market Hall, home to an eclectic mix of global food vendors and independent traders.

Excellent transport connectivity further enhances the property’s appeal. Darlington Train Station is a short 5-minute walk, providing regular services to regional and national destinations. By road, the property is well-connected: A66 and A167 provide direct routes to Stockton-on-Tees (11 miles) and Middlesbrough (13 miles), A1(M) offers seamless access both North and South, with links to: Richmond (13 miles) – a renowned tourist town. This prime location combines excellent retail positioning with outstanding accessibility, making it an ideal site for a wide range of commercial occupiers.

Accommodation

The accommodation comprises the following areas:

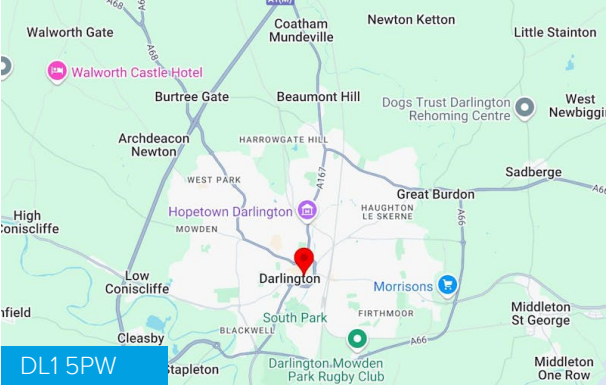
Name	sq ft	sq m	Availability
Ground - Shop	624	57.97	Under Offer
1st - 1st Floor Offices	1,138	105.72	Withdrawn
2nd - 2nd Floor Offices	1,195	111.02	Withdrawn
Total	2,957	274.71	

Legal

Ingoing tenant is to pay the landlords legal costs.

Anti-Money Laundering

In accordance with Government AML Regulations, two forms of identification and



Viewing & Further Information



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