



**MATALAN**

**farmfoods**  
THE FROZEN FOOD SPECIALISTS

The **co-operative**  
bank

**ASDA**

## SHOP TO LET – ESTABLISHED RETAIL PARADE

Unit 2, Neasham Road Retail Park, Neasham Road, Darlington DL1 4PF

**CONNECT** NORTH EAST  
**PROPERTY**  
01642 602001



## LOCATION / SITUATION

The Retail Park is situated approximately 0.5 miles to the South East of Darlington Town Centre and within a densely populated part of the town adjacent to the town's mainline railway station and car parking, making it a destination for shopping and for convenience visits.

Existing occupiers Asda, Matalan, Coop Bank, Farmfoods, and Ladbroke's have been established for many years.

## ACCOMMODATION

The unit provides the following approximate net internal area:

**403.2 m<sup>2</sup> (4,340 sq ft)**

There is a large surfaced car park to the front of the units offering 300 marked spaces shared with other occupiers.

## SPECIFICATION

The unit is fitted out with suspended ceiling and rear stores, staff and WCs. Rear servicing via roller shutter door off shared service yard.

## LEASE DETAIL

Available on new tenants effective full repairing and insuring leases for a minimum term of 10 years subject to upward only rent review on the 5th anniversary at a rent of £65,000 pax.

## SERVICE CHARGE

The tenant will be responsible for a fair proportion of a service charge based on floor area for the maintenance and insurance of the building and any common areas. Currently £0.71. Further details upon request.

## PLANNING

The unit has the benefit of A1 planning.

## RATES

With effect from 1 April 2017 we understand the property is assessed for rating purposes as follows:

Rateable Value £37,250.

Rate in the pound 19/20 - £0.491

Rates payable £18,289.75

Legislation changes should allow additional rates savings of 33% on the rates payable.

Interested parties should verify the accuracy of this information and rates payable with the local Rating Authority (Darlington Borough Council).

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC assessment of C (74). A full copy of the certificate is available on request.

## FURTHER INFORMATION

Strictly through the agents Connect Property North East:

Andrew Wilkinson

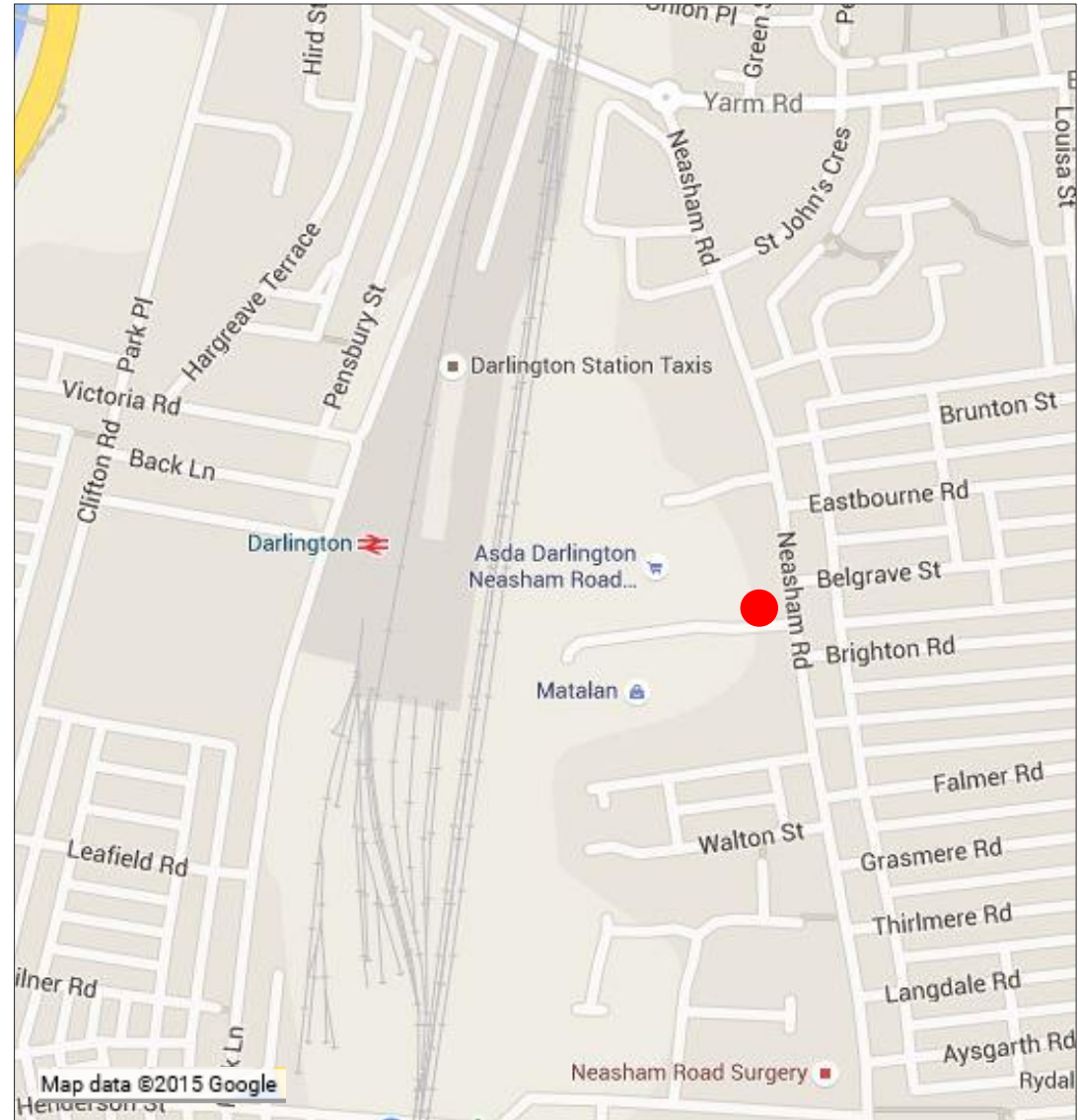
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