



To Let

**Retail Class E USE
(Ground Floor)**

38 Blackwell Gate
Darlington
DL1 5HW

align Chartered
Surveyors

Description

Superb opportunity to lease a prime high street retail unit in the heart of Darlington's Town centre very busy F&B evening circuit, nearby operators include Uno Momento and Manjaro's, as well as being adjacent to the ever-popular busy day trading "Top Row" location with occupiers including House of Fraser, Boots Opticians, Greggs, Natwest and Cooplands amongst a variety of other high street established businesses.

Location

The property is within touching distance of the recent re-opened and refurbished Towns covered market, providing local street food and music scene. This unit is also situated less than 200m from DL1 Leisure Complex, incorporating Premier Inn, Nando's, Tomahawk Steakhouse and VUE cinemas. Recently benefiting from updating internally and externally, this retail unit provides a great opportunity to be located in the heart of the Town.

The property provides Ground floor retail Class E use (Alternative uses STPP) glazed window frontage onto Blackwell Gate and is arranged to provide two distinct open plan sales areas with rear WC. There is additional sales/storage accommodation in the old "Bakery" with its unique 100-year-old oven in-situ with potential to use for further storage and display. The unit also provides large rear outdoor area/seating space and/or off-street parking opportunities.

There are nearby strong public transport links with various bus companies serving the town and surrounding area, with Darlington mainline train station only 10 minutes' walk from the unit providing excellent connections to London, York, Leeds, Manchester and Newcastle. Teesside International Airport is located to the East within a 10-minute drive. There are a number of public car parking facilities available close by.

Darlington is a busy and popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham City.

Location Plan



Floor Areas

Floor	Sq.m	Sq. Ft.
Ground Floor	145.91	1,570

Rent

£30,000 per annum, exclusive.



Retail Unit

Recently refurbished retail space.



Business Rates

The property has a rateable value of £23,500.

Service Charge

Available upon request.

Terms

Leasehold; FRI lease terms.

EPC

The property has an EPC rating of 70C, valid until 9 July 2027 as per the Gov.UK.

Special Features

- High Street Retail opportunity
- Situated in the Town Centre of Darlington
- 5.1m Clear frontage
- Available immediately

Viewing

All viewings are to be arranged through the retained agents or by contacting one of the agents below:

Christopher.Black@alignpropertypartners.co.uk

Kelsey.Collins@alignpropertypartners.co.uk

Legal Costs

Each party will be responsible for their own legal costs and surveyor fees incurred in this transaction.

Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brerley group of companies (owned by North Yorkshire Council)

