



**To Let**  
**Retail/Leisure**  
(5,311 Sq.M) 57,167 Sq.Ft

1, East Street,  
Darlington,  
DL1 1PN

**align** Chartered  
Surveyors

## Description

High Street Retail premises with a large ground floor frontage and basement below a double decked public car park set across two floors, providing fantastic opportunities for national chains to expand their presence in the Town Centre of Darlington. This unit benefits from large foot plate grid format layout, which used to be occupied previously by Wilko's.

The property features easy access on foot as well as vehicles, with a public Council car park above, that provides either direct access into the retail unit or can be sub divided out. The basement offers alternative uses with high bays and open secure storage, ideal for gyms, storage and other leisure uses.

The premises benefits from a large dominate glazed shop frontage onto East Street located in the prime shopping area of the Town, with passing trade and busy traffic footfall. The main bus routes pass this site for the Town and also the Council's main Town library is situated adjacent.

## Location

1 East Street, Darlington, is surrounded by local occupiers such as JD Sport, Flannels, Boots The Chemists, JD Witherspoons Pub chain, One Gym, the main Town retail centre, the Cornmill Shopping centre with 50+ stores and The Dolphin Centre leisure facility adjacent and a short 5 minute walk form the East Coast Mainline Train station of Darlington.

The properties close proximity to both the A66/A1(M) and the A167 provides excellent communication links to

the market town of Stockton-on-Tees (11 miles) East, the port town of Middlesbrough (13 miles) to the East with Richmond Town (13 miles) South of Darlington. The A1 North and South can be accessed providing links to larger Cities including Newcastle, Durham, York and Leeds approximately 1-1.5 hours commuting time.

## Location Plan



Floor	Sq. m.	Sq. ft.
GF Retail	3,723	40,074
Basement	1,588	17,093
<b>Total</b>	<b>5,311</b>	<b>57,167</b>



## High Street Retail

Comprising a large open plan ground floor & basement retail unit.



## Business Rates

All enquiries are to be made directly to the Valuation office.

## Rent

Rent on application

## Terms

Terms to be agreed by way of new lease terms on a Full Repairing and Insuring (FRI) basis.

## EPC

The retail premises has an energy performance rating and can be provided upon request.

## Viewing

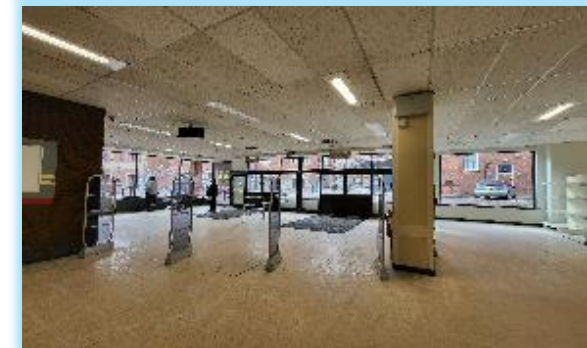
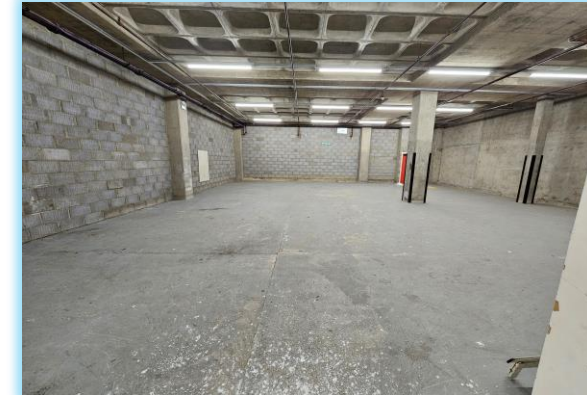
All viewings are to be arranged through Align Chartered Surveyors by contacting us below:

[Christopher.Black@alignsurveyors.co.uk](mailto:Christopher.Black@alignsurveyors.co.uk)  
07944 946 030

## Legal Costs

Each party to pay their own costs associated with this transaction.

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



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