



To Let
Retail / Office
(369.24 Sq.M) 3,910 Sq.Ft

13 Horse Market,
Darlington,
DL1 5PW

align Chartered
Surveyors

Description

A Grade II Listed retail premises with a single shop frontage and added office accommodation above set across three floors, providing fantastic opportunities for national or local businesses to expand their presence in this North Yorkshire Market Town Centre of Darlington.

The property features a open plan retail space on the ground floor with first and second floor office space.

This unit is located in the prime shopping district area of Darlington with passing trade and busy traffic footfall.

Location

13 Horse Market, Darlington, is surrounded by local occupiers such as House of Fraser (Binns), Café Nero, Yorkshire Building Society, Boyes, Mountain Warehouse, the main Towns iconic listed Clocktower and Market Hall with various food and small traders and The Dolphin Centre leisure facility adjacent and a 5 minute walk form the East Coast Mainline Train station of Darlington.

The properties close proximity to both the A66 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) situated to the East with the Tourist Town of Richmond (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 Areas IPMS

Floor	Sq. m.	Sq. ft.
GF Retail	52.95	570
First Floor	105.75	1,138
Second Floor	111	1,195
Total	369.24	3,910



High Street Retail

Comprising a open plan ground floor retail/office unit with added first and second floor space and storage.



Business Rates

The property has a rateable valuer of £12,000. All enquiries are to be made directly to the Valuation office.

Rent

Ground floor retail **£14,250** per annum, exclusive.
First floor offices **£8,535** per annum, exclusive.
Second floor offices **£5,575** per annum, exclusive.

Terms

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

Planning Permission

There are currently no active planning applications for this property.

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. For more information or to schedule a viewing, please contact one of the agents below:

Christopher.Black@alignsurveyors.co.uk
07944 946 030

Kelsey.Collins@alignsurveyors.co.uk
07376 746723

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 it's 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).



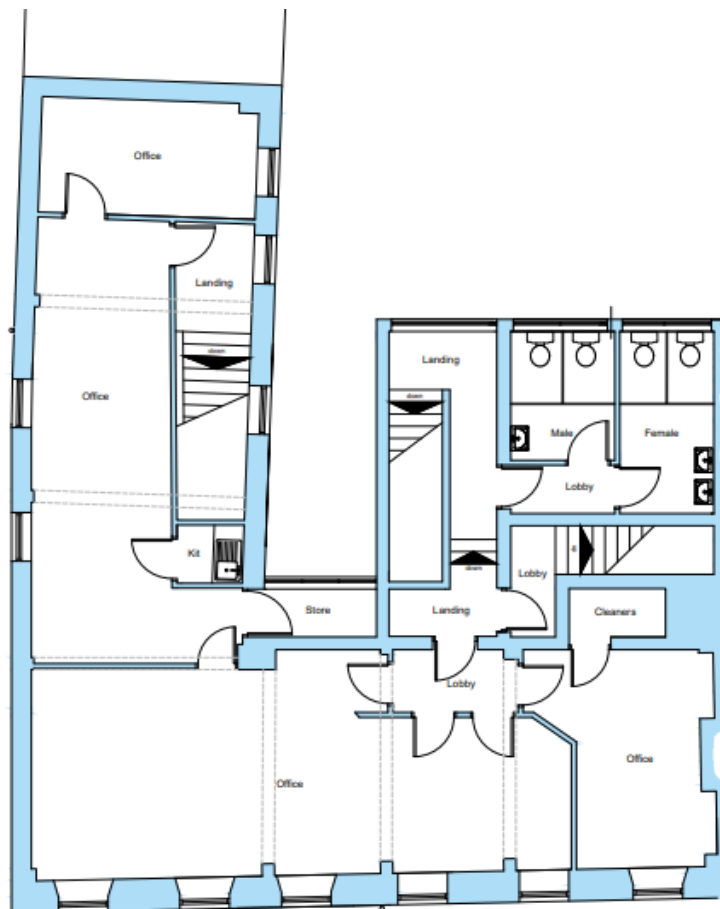
alignsurveyors.co.uk
01609 797 330

White Rose House (2nd Floor),
Northallerton Business Park, Thurston
Road, Northallerton, DL6 2NA

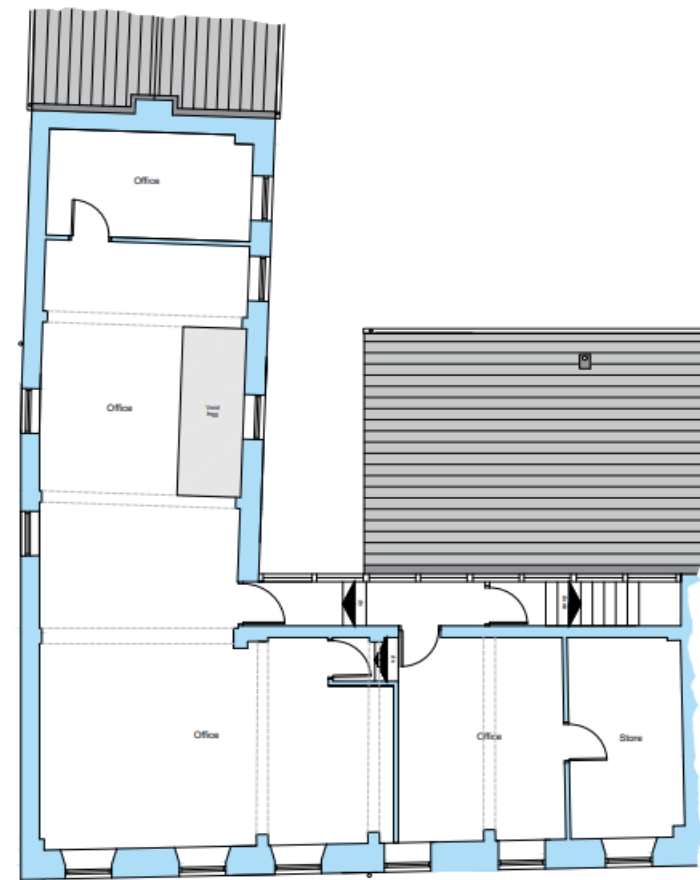




Ground Floor Plan



First Floor Plan



Second Floor Plan