

DARLINGTON • IN-STORE UNIT • MORRISONS SUPERMARKET • DLI 2PY



SUPERMARKET UNIT TO LET

LOCATION

Darlington is situated approximately 16 miles west of Middlesbrough, 12 miles west of Stockton and 11 miles west of Yarm. The town has a population of 105,564 (Census, 2011).

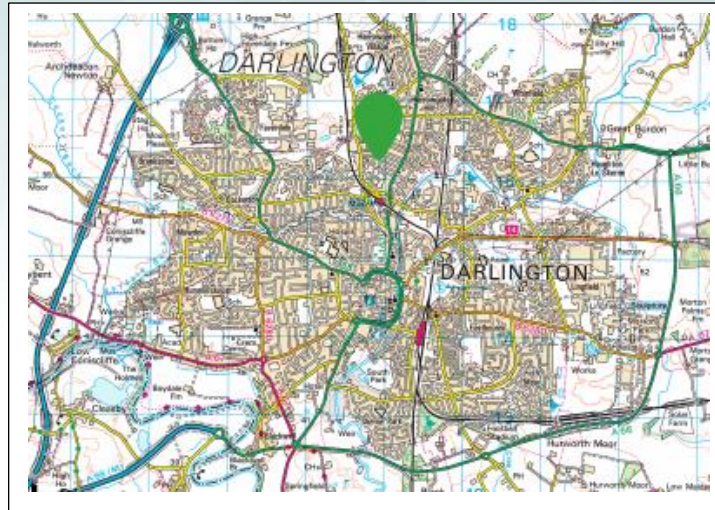
Morrisons is one of the main supermarkets in Darlington and provides a range of in-store services for the town and surrounding areas. These include but are not limited to: Carpet Cleaning, Rug Doctor, Café, Fishmonger, Butcher, Bakery, Petrol Station, Car Wash, Amazon Lockers, Garden Centre and Recycling Centre. **The Hair Sanctuary** hairdressers and **Harpers & Co Cards and Gifts** are also in occupation within the supermarket. The wide range of services on offer and long opening hours attract high footfall.

The supermarket is serviced by a free 610 Space Car Park and the Darlington (North Road) train station is a short walk away.

TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £9,000 per annum exclusive.

The rent is inclusive of service charge and building insurance costs. Further details on request.



ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales | 528 sq ft (49.05 sq m)

*Subject to on-site verification, we believe there may be up to 100 sq. ft. additional space for storage of staff use directly to the rear of the premises.

RATING

Interested parties are advised to make their own enquiries for an accurate assessment and information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000

email lawrence@rj-ltd.co.uk or adrian@rj-ltd.co.uk

SUBJECT TO CONTRACT

