Sanderson Weatherall

To Let

Prominent Town Centre Retail Unit

1,610 sq ft (149.58 sq m)

32 High Row
Darlington
DL3 7QW

Certified B Corporation



Key points

- Retail Unit
- Size: 1,610 sq ft (149.58 sq m)
- Rent: £23,000 per annum
- EPC Rating: D (100)
- Subject to Contract



Description

The property comprises an attractive town centre retail premises arranged over ground, first and second floors, occupying a prominent position on High Row in the heart of Darlington. Previously occupied by Optical Express, the property offers an excellent opportunity for an incoming tenant to secure a well-positioned retail unit within one of Darlington's principal shopping locations.

The multi-floor layout provides flexibility for a variety of retail, service or customer-facing commercial uses, subject to the necessary consents. Benefitting from strong visibility, passing pedestrian footfall and close proximity to the Cornmill Shopping Centre and a range of established national retailers, the property represents an excellent opportunity for an occupier seeking a presence in a busy town centre location.

Location

The property occupies a prime and highly prominent position on High Row, in the heart of Darlington Town Centre, benefitting from strong pedestrian footfall and excellent visibility within the town's principal retailing area. The property is situated directly opposite the entrance to the Cornmill Shopping Centre, one of the town's principal shopping destinations, which is home to a range of national retailers including Primark, JD Sports, Next and Costa Coffee. Other nearby occupiers include Boots, Greggs, Santander, Barclays, NatWest and Specsavers, together with a variety of established independent retailers, cafés and restaurants.

Darlington benefits from excellent regional and national transport connections, with the A66, A67, A68 and A1(M) providing convenient access to the wider North East and beyond. Darlington Railway Station is also within convenient walking distance, providing regular regional and mainline services, whilst the town centre benefits from an extensive local bus network connecting surrounding residential areas and neighbouring towns.



Accommodation

We understand that the property provides the following approximate Net Internal Area(s):

Description	Size (m)	Size (sq ft)
Ground Floor Retail Sales Area	64.70	696
First Floor Office	43.68	470
Second Floor Internal Storage	41.20	443
Total	**149.58**	**1,610**

Asking Rent & Lease Terms

The property is available by way of a Full Repairing and Insuring (FRI) Lease for a term of years to be agreed at an asking rent of £23,000 per annum exclusive of VAT, subject to contract.

Business Rates

The properties are assessed in the 2026 rating list as follows:

Rateable Value: £12,000

We recommend that any interested party makes their own investigations regarding the business rates and rates payable with the Local Rating Authority, Darlington Council.

Services

We understand that the property benefits from all main service connections, however any interested party is advised to make their own investigations regarding this matter.

Use / Planning

We understand that the property benefits from consent for its current use that falls under E Use Class of the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent via the Local Planning Authority, Darlington Council.

Insurance

The landlord is responsible for insuring the building and recovering the premium from the tenant upon demand. Insurance premium to be confirmed.

The tenant will be responsible for obtaining their own contents insurance.

Energy Performance Certificate (EPC)

The property has a current Energy Asset Rating of Band D (100) and is valid until 31 October 2033. A full copy of the EPC can be obtained via the following link:

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source and funding will be required from the successful tenant.

VAT

All rents are deemed exclusive of VAT where chargeable unless expressly stated otherwise

Legal costs

Each party are responsible for their own legal costs incurred throughout any transaction.

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Viewings

For further information or to arrange a viewing please contact the sole letting agents:

Mark Convery
07525 872 141
mark.convery@sw.co.uk

Sam Robinson
07518 907 416
sam.robinson@sw.co.uk



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