



11-12 Horsemarket, Darlington, DL1 5PW

A Rare opportunity to lease a Town Centre retail Grade II listed shop, offering up to 624 Sqft.

- Prime Town Centre Location
- Own independent entrance
- Potential Alternative Uses (STP)
- On behalf of Darlington Borough Council
- On Street Parking/Delivery nearby
- Rear access/Delivery
- [///estate.spoke.usual](http://estate.spoke.usual)

Summary

Available Size	1,138 to 2,333 sq ft
Rent	£5,000 - £12,000 per annum
Business Rates	N/A
EPC Rating	C (65)

Description

Prime Grade II Listed Offices – Darlington Town Centre. An exceptional opportunity to lease a Grade II Listed office premises in the heart of Darlington, a vibrant North Yorkshire market town. This prominent 1st and 2nd floor space boasts two large mainly open plan work space, with traditional sash windows, offering excellent visibility and light in one of the town's prime office and retail districts.

The property comprises a spacious open-plan main office area, complemented by smaller offices/meeting rooms, a kitchenette, and WC facilities on each floor. The units also benefits from rear access. Previously operated as offices, the space features carpet tiled flooring and painted walls, and is ideally suited for a range of uses, subject to any necessary planning consents. This premises would be an excellent base for either a new business venture, national operator or an established local business.

Location

Location Overview – 11–12 Horse Market, Darlington. Situated in the heart of Darlington's prime shopping & office district, 11–12 Horse Market enjoys high visibility, strong passing trade and consistent footfall. The property is surrounded by a range of national and local occupiers including Café Nero, Newcastle Building Society, Boyes, and Mountain Warehouse, and is just steps away from the town's iconic Clock Tower and the popular Darlington Indoor Market Hall, home to an eclectic mix of global food vendors and independent traders.

Excellent transport connectivity further enhances the property's appeal. Darlington Train Station is a short 5-minute walk, providing regular services to regional and national destinations. By road, the property is well-connected: A66 and A167 provide direct routes to Stockton-on-Tees (11 miles) and Middlesbrough (13 miles), A1(M) offers seamless access both North and South, with links to: Richmond (13 miles) – a renowned tourist town.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - 1st Floor Offices	1,138	105.72	Under Offer
2nd - 2nd Floor Offices	1,195	111.02	Under Offer
Total	2,333	216.74	

Terms

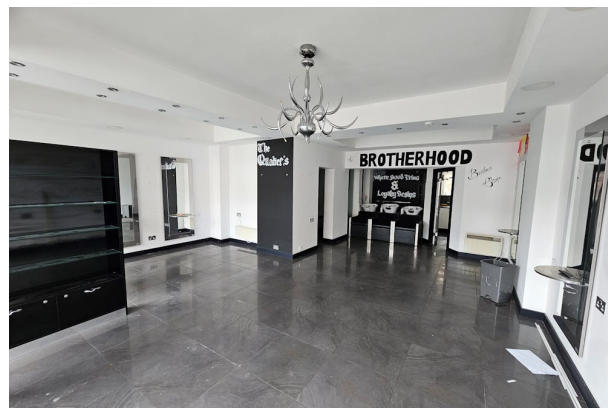
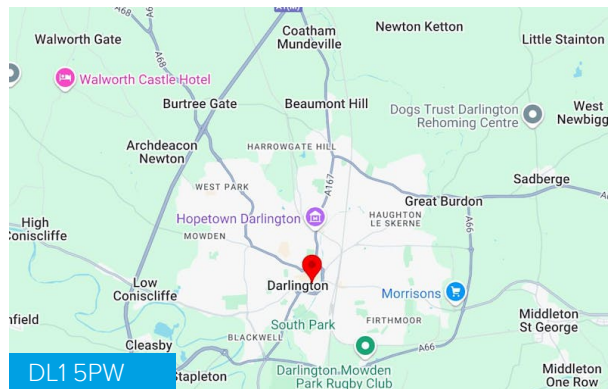
Full Repair and Insuring terms to be agreed

Legal

Ingoing tenant is to pay the landlords legal costs.

Anti-Money Laundering

In accordance with Government AML Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).



Viewing & Further Information



Chris Black

01609 797 330 | 07944 946 030

christopher.black@alignsurveyors.co.uk



Julie Anderson

01609 797 330 | 07968 799 734

Julie.anderson@alignsurveyors.co.uk

View Properties Here
www.alignsurveyors.co.uk

