



Unit 1 DL1 Leisure Scheme

Feethams, Darlington, DL1 5AD

Restaurant Unit to let at DL1 Leisure Scheme

3,875 sq ft
(360 sq m)

- Darlington's major prime leisure scheme - Anchored by a 9 Screen VUE cinema
- Tenants - Premier Inn, Greene King & Nandos
- Located in the centre of Darlington

Unit 1 DL1 Leisure Scheme, Feethams, Darlington, DL1 5AD

Summary

Available Size	3,875 sq ft
Rent	£68,000 per annum
Rates Payable	£36,352.50 per annum
Rateable Value	£65,500
Service Charge	£11,258.02 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (55)

Description

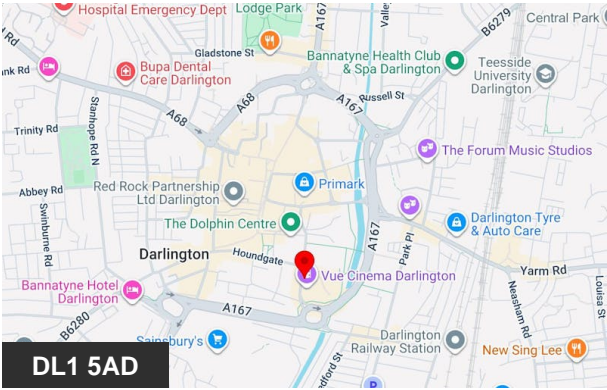
DL1 is a 90,000 sqft leisure scheme including a 9 screen Vue Cinema, 80 bed Premier Inn, Nando's, Greene King and Subway. Darlington has a population of 105,564 and a shopping catchment of approx. 200,000 people. The subject unit is available immediately and suitable for a restaurant. It sits adjacent to Nando's on Feethams.

Location

Darlington benefits from excellent road communications with the A1(M) providing easy access to the North East and to North/West Yorkshire. The town is also well served by the national rail network sitting on the East Coast Line with travel times of 2hrs 20mins to London and 2hrs to Edinburgh. Darlington Train Station is just a 3 minute walk from DL1. DL1 is within walking distance to the main market square and high street.

Accommodation

Name	sq ft	sq m	Availability
Ground - External Facing to Feethams	3,875	360	Available
Total	3,875	360	



Viewing & Further Information



Adam Mobley
07587 133540
amobley@wsbproperty.co.uk



DL1
 FILM. FOOD. FUN.
 DARLINGTON
DL1 5AD



**OUTSTANDING MULTI USE LEISURE OPPORTUNITIES
 IN THE HEART OF DARLINGTON**
 1,458 sq ft – 15,838 sq ft with external seating areas at podium level

Premier Inn
 80 Beds

vue
 9 Screens

H
 HUNGRY
 HORSE

Nando's

SUBWAY



DARLINGTON

Catchment population of
311,000
people



Darlington is the
7th
fastest growing
economy in the UK

Over
£500m
of public and private sector
investment has been attracted into
Darlington over the last 5 years

Darlington population
107,800
ONS census '21

Working age population of
65,100
(Source: NOMIS)



Darlington is a
home to circa
25,000
further education
students

5 minute drive time
catchment population of
43,270
& 10 minute catchment of
95,391



Darlington secured
Towns Fund of
£22.3m

GDP Per head
£25,800
(ONS '21)

42%

of the working age population are
employed within management,
professional and technical
occupations (Invest Darlington)



DARLINGTON ECONOMIC CAMPUS

DARLINGTON
MARKETS

CORNMILL
SHOPPING CENTRE

SPORTS
DIRECT.COM

Opening '27



Civil Service

Hub

104,000 sq ft
1450 employees

DARLINGTON
Borough Council
Dolphin
Leisure Centre

DARLINGTON
Borough Council
Registry Office

DARLINGTON
Borough Council

Department
for Education

Ring Road

The Darlington Economic Campus supports the wider Place for Growth programme which aims to move 22,000 civil service positions which include the following departments - The campus incorporates **HM Treasury, Department for Business and Trade**, for which Darlington will be the second headquarters:

- Ministry of Housing
- Communities and Local Government
- Department for Energy Security and Net Zero
- Office for National Statistics
- Department for Science
- Innovation and Technology
- Department for Culture
- Media and Sport
- Competition and Markets Authority



DL1
FILM. FOOD. FUN.

DARLINGTON DL1 5AD



AT THE HEART OF DARLINGTON

**SPORTS
DIRECT.COM**

DARLINGTON
Borough Council
**Dolphin
Leisure Centre**

To be redeveloped
30,000 sq ft office &
Enterprise space

**CORNMILL
SHOPPING CENTRE**

To be redeveloped

**DARLINGTON
MARKETS**

High Row

To be redeveloped

Opening '27
**Civil Service
Hub**
104,000 sq ft
1450 employees

P
**Parking
650 Spaces**

DARLINGTON
Borough Council

**Department
for Education**

**Darlington
Police Station**

DARLINGTON
Borough Council
Registry Office

HM Treasury
400 employees

DL1
FILM. FOOD. FUN.

Ring Road

**Darlington
Station**

DL1 CURRENT TENANTS



80 space
carpark and adjacent
650 space
local authority
car park

80 Bed
 **Premier Inn**

9 Screen
vue
BIG SCREEN ENTERTAINMENT

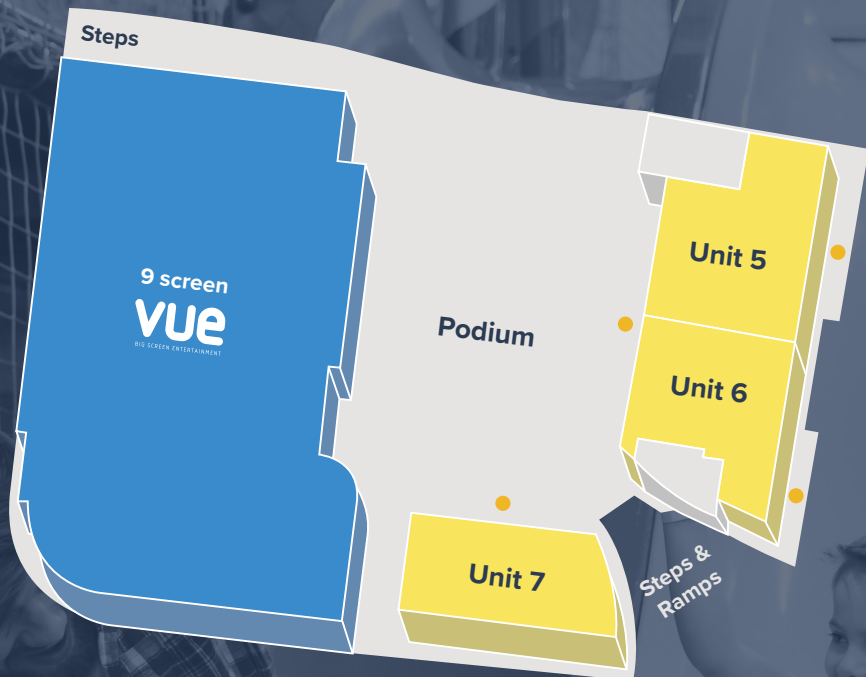
F & B Operators currently on site


Nando's


**HUNGRY
HORSE**

SUBWAY

Podium Level

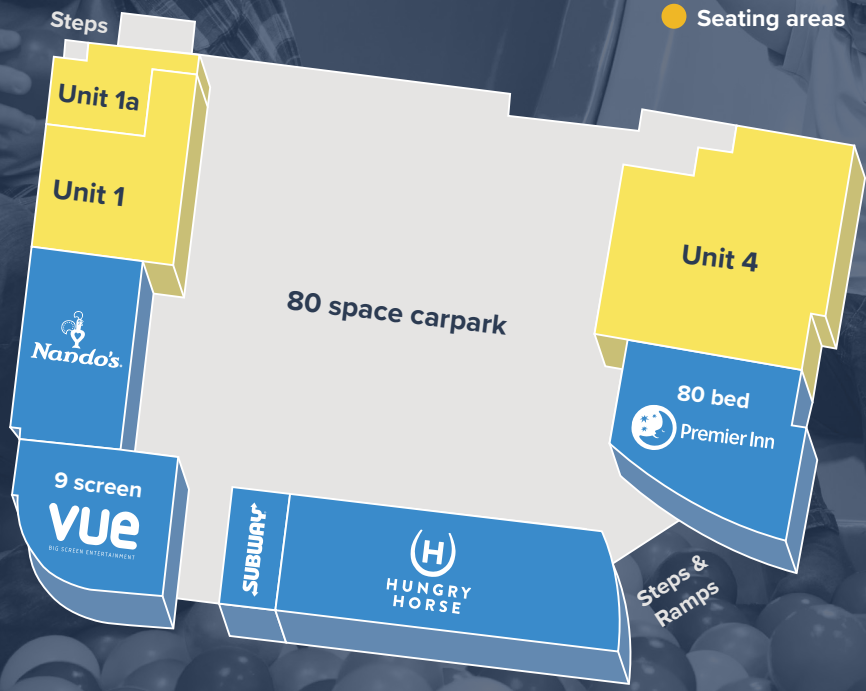


“ Opportunity to create units to match bespoke requirements from 1,458 sq ft to 15,838 sq ft ”



“ Generous floor ceiling height ”

Ground Floor Level



Availability schedule

Unit Number	Level	Size sq ft	Size sq m	Notes
1	Ground	3,875	360.00	Fully Fitted
1a	Ground	1,458	135.45	Fully Fitted
4	Ground	7,642	709.96	Fully Fitted
5	Podium	4,532	421.03	Shell
6	Podium	3,664	340.40	Fully Fitted
7	Podium	3,500	325.16	Fully Fitted

*Units 4, 5 & 6 can be combined to suit bespoke requirement *Floor ceiling height 3.5m - 4m



For further information
contact the joint agents



NEWS WEBSTER
PROPERTY CONSULTANTS

Jonathan Newns
07796 686469
jn@newswebster.com



Adam Mobley
07587 133540
amobley@wsbproperty.co.uk



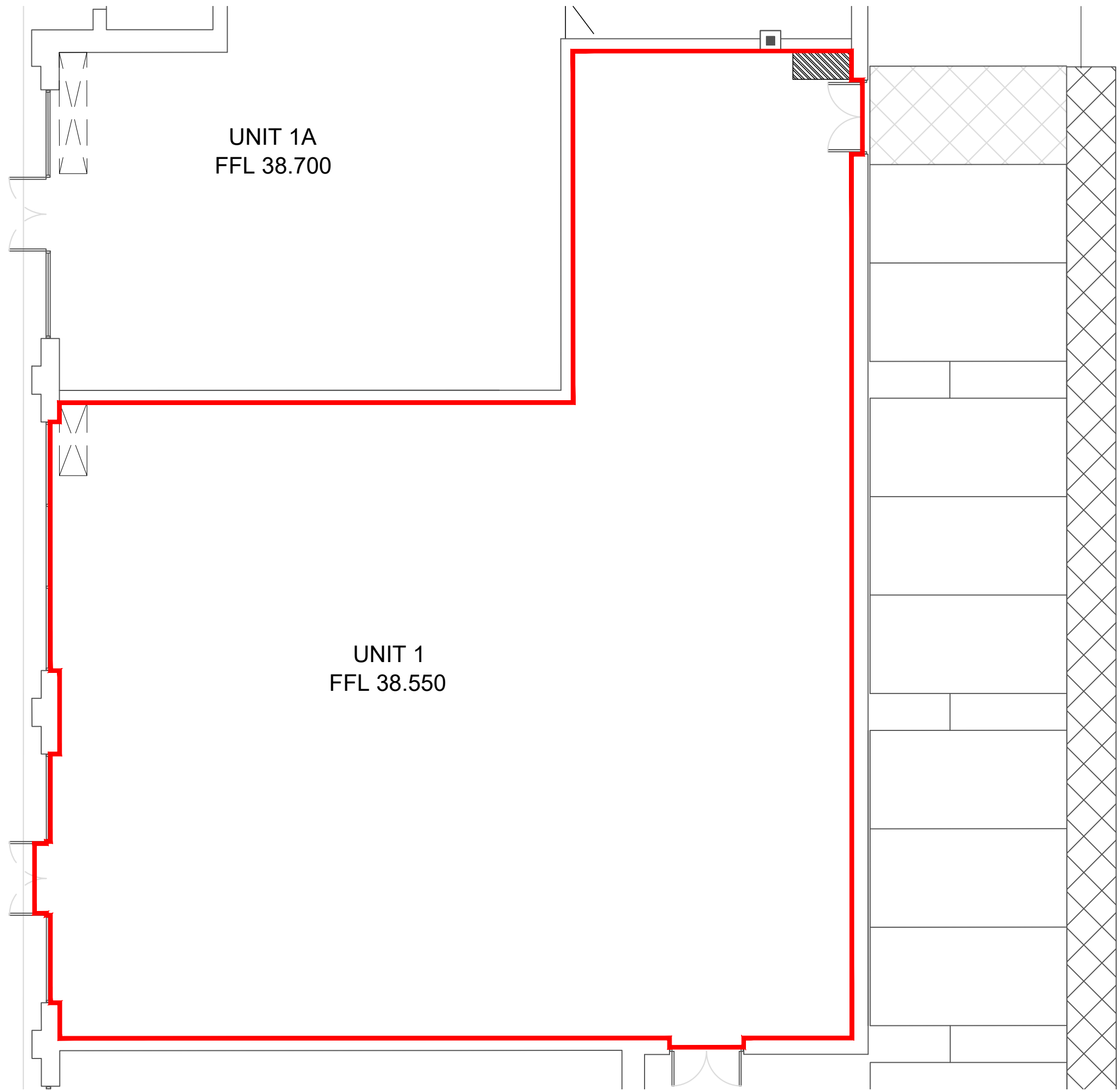
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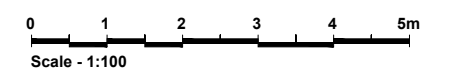
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NB

Responsibility is not accepted for errors made by others scaling from this drawing

A3

Rev	Description	By	Date



Project FEETHAMS DARLINGTON		
Client THREADNEEDLE PENSIONS LTD		
Title UNIT 1 - GROUND FLOOR LEASE PLAN		
Drawn by GLB	Surveyor CAD	Date OCTOBER 2025
Scale 1:100 @ A3		
Drawing Number N251307-A09-01		Revision

