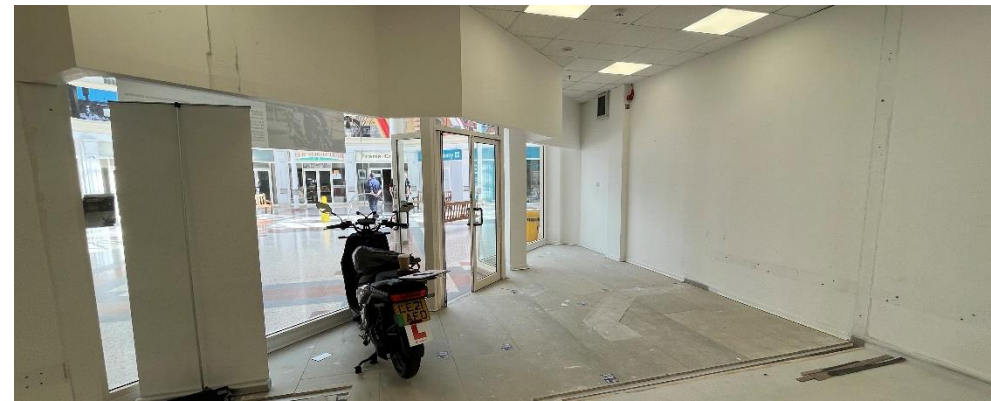


• DARLINGTON • MORTON PARK • MORRISONS • DLI 4PJ • UNIT S3 •



## RETAIL 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 Fishmonger, Pharmacy, Recycling Centre, Rug Doctor, Butchers, Carpet Cleaning, Car Wash, Amazon Locker, Bakery and Café.

**Card Factory, Timpsons** and several independent retailers are also in occupation in within the supermarket. The wide range of services on offer and long opening hours attracts high footfall to Morton Park.



## RATING

We understand the premises have been assessed for business rates as follows:

**Rateable Value: £8,700**

Interested parties are advised to make their own enquiries with the local rating authority 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.

## TERMS

The unit is available by way of new effectively full repairing and insuring lease at a commencing rent of £12,500 per annum exclusive.

The tenant will also be liable for service charge costs of approximately £1,500 per annum.

## ACCOMODATION

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

**Ground Floor** | **694 sq.ft (64.5 sq.m)**

## VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000  
Email: [liam@rj-ltd.co.uk](mailto:liam@rj-ltd.co.uk) or [adrian@rj-ltd.co.uk](mailto:adrian@rj-ltd.co.uk)

## SUBJECT TO CONTRACT

