

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



RETAIL UNIT TO LET

WSTRUN JOHNSON RETAIL AND LEISURE PROPERTY CONSULTANTS

5 YORK PLACE • LEEDS • LSI 2DR 👥 0113 450 7000 💮 rj-Itd.co.uk

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.

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TERMS

The unit is available by way of new effectively full repairing and insuring lease at a commencing rent of $\pm 12,500$ 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)

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.

VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000 Email: <u>liam@rj-ltd.co.uk</u> or <u>adrian@rj-ltd.co.uk</u>

SUBJECT TO CONTRACT



Rawstron Johnson, for themselves and for the vendors of this property for whom they act, give notice that; (i) these particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Rawstron Johnson cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representationes and must satisfy themselves as to their accuracy; (ii) no employee of Rawstron Johnson and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (ii) no employee of Rawstron Johnson may be authority to make or give any representation or warranty or enter in relation and other details contained herein and prospective to VAT in addition; (v) Rawstron Johnson will not be liable; in negligence or retrievity from the use of these particulars, and to not constitute a representation or warranty or enter in relation to the property. (iv) rents quoted in these particulars in to be subject to VAT in addition; (v) Rawstron Johnson will not be liable; in negligence or retrievity from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended fundion. Prospective purchasers/tenants should satisfy themselves as to the fitters of such items for their requirements.