

RETAIL

**Unit 37
Cornmill Shopping Centre
Darlington
DL1 1LS**



EXISTING LEASE AVAILABLE

LOCATION

The premises immediately adjoin **Perfume Shop**, whilst opposite **HMV** and **Quiz**, close to **Primark** and **Superdrug**.

ACCOMMODATION

The premises benefit from the following approximate net internal floor areas:-

Ground Floor Sales: 37.78 m² (407 ft²)



WILLIAMS ■ GUNTER ■ HARDWICK

CHARTERED SURVEYORS

Clifton Heights, Triangle West, Clifton, Bristol BS8 1EJ.

Fax : 0117 922 5722 www.wghproperty.co.uk

0117 922 1222

LEASE

An existing 3 year lease to expire 9th September 2019, subject to tenant only options to break 10th September 2018 and 2019. The lease is outside the Landlord & Tenant Act 1954.

RENT

£26,400 per annum inclusive of rent, service charge and insurance.

TERMS

Incentives are available, subject to status.

RATES

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value: £15,000

For verification purposes, interested parties are advised to make their own enquiries on www.voa.gov.uk

LEGAL COSTS

Each party to bear their own costs incurred in any transaction.

VAT

All figures within these terms are exclusive of VAT where applicable.

EPC

A certificate rated 'C' is available on request.

VIEWING & FURTHER INFORMATION

Staff are **unaware** of any disposal proposals so all enquiries strictly via:

Stuart Williams - (stuart@wghproperty.co.uk) or

Bridget Hardwick - (bridget@wghproperty.co.uk) or

Steve Cullis - (steve@wghproperty.co.uk) at this office.

SUBJECT TO CONTRACT

MAY 2018