



## 13 Horsemarket, Darlington, DL1 5PW

Unique Town Centre Grade II Listed Small Retail shop with or without upper floor (offices)

- Prime Town Centre Location
- On street parking/delivery at shop front
- DDA access
- Ideal for starter business

## Summary

<b>Available Size</b>	570 to 2,903 sq ft
<b>Rent</b>	£5,575 - £28,360 per annum Ground floor retail rental = £14,250pa
<b>Business Rates</b>	N/A
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Ingoing tenant is liable for both parties legal costs
<b>EPC Rating</b>	Upon enquiry

## Description

A Grade II Listed retail premises with a single shop frontage and added office accommodation above set across three floors, providing fantastic opportunities for national or local businesses to expand their presence in this North Yorkshire Market Town Centre of Darlington. The property features a open plan retail space on the ground floor with first and second floor office space. This unit is located in the prime shopping district area of

Darlington with passing trade and busy traffic footfall.

## Location

13 Horse Market, Darlington, is surrounded by local occupiers such as House of Fraser (Binns), Café Nero, Yorkshire Building Society, Boyes, Mountain Warehouse, the main Towns iconic listed Clocktower and Market Hall with various food and small traders and The Dolphin Centre leisure facility adjacent and a 5 minute walk form the East Coast Mainline Train station of Darlington. The properties close proximity to both the A66 and the

A167 provides excellent communication links to the market town of Stockton-on-Tees (11 miles) East, the port town of Middlesbrough (13 miles) situated to the East with the Tourist Town of Richmond (13 miles) South of Darlington. The A1 North and South can be accessed providing links to larger Cities including Newcastle, Durham, York and Leeds approximately 1-1.5 hours commuting time.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Retail/Office	570	52.95	Available
1st - Offices	1,138	105.72	Available
2nd - Offices	1,195	111.02	Available
<b>Total</b>	<b>2,903</b>	<b>269.69</b>	

## Viewings

All viewings are to be arranged through Align Chartered Surveyors. For more information or to schedule a

viewing, please contact one of our agents below:

Christopher.Black@alignsurveyors.co.uk

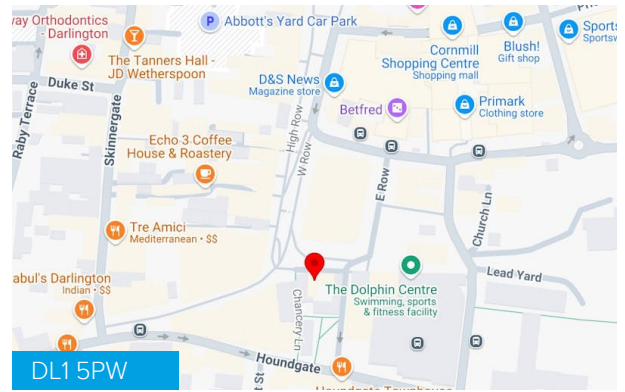
07944 946 030

Kelsey.Collins@alignsurveyors.co.uk

07376 746723

## Planning Permission

There are currently no active planning applications for this property.



## Viewing & Further Information



**Chris Black**

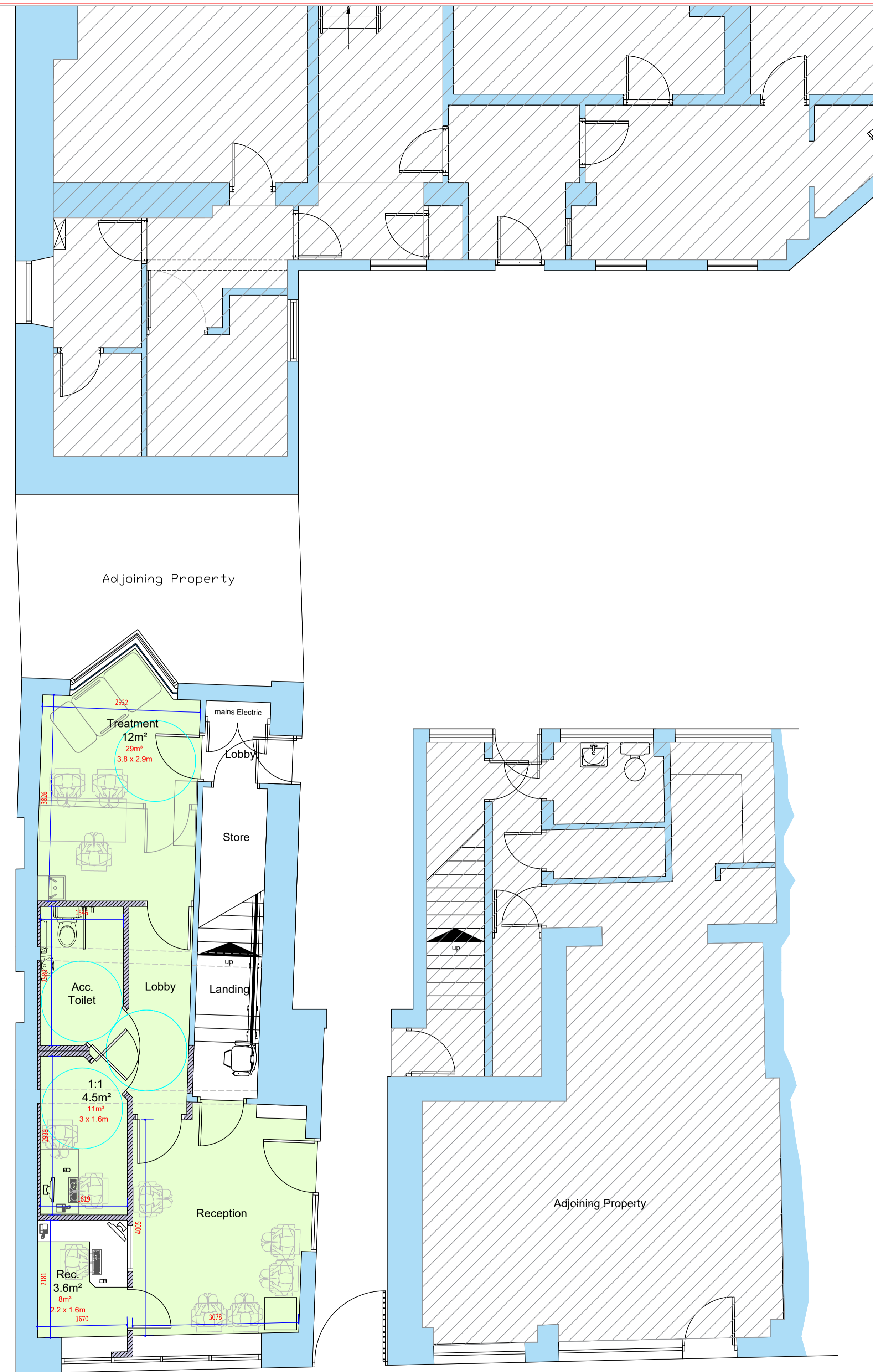
01609 797 330 | 07944 946 030

christopher.black@alignsurveyors.co.uk

**View Properties Here**  
[www.alignsurveyors.co.uk](http://www.alignsurveyors.co.uk)



Existing Ground Floor Plan



Proposed Ground Floor Plan

**Notes**

- All dimensions are in millimeters, contractor is responsible for verification of dimensions on site with any discrepancies to be reported back to Architects prior starting works.
- Where proprietary references are used other or equal and approved is also acceptable.
- All work is to be undertaken to the satisfaction of the Local Authority Building Control Officer. All materials must comply with the latest British Standards and Codes of Practice.
- This drawing is to be read in conjunction with Engineers drawings and details.
- This drawing is to be read in conjunction with M&E consultants drawings.
- Any discrepancies to be reported back to the Architect.

Rev	Date	By	Note
SK2	13.11.23	MJ	Room dimensions & Furniture Added
SK1	10.11.23	MJ	Issued for discussion
Rev	Date	By	Note
Rev	P = Preliminary	O = Tender	A-Z = Construction



SERVICES GROUP  
Building Design Services  
17 Allington way  
DL1 4QB  
Tel: 01325 405222

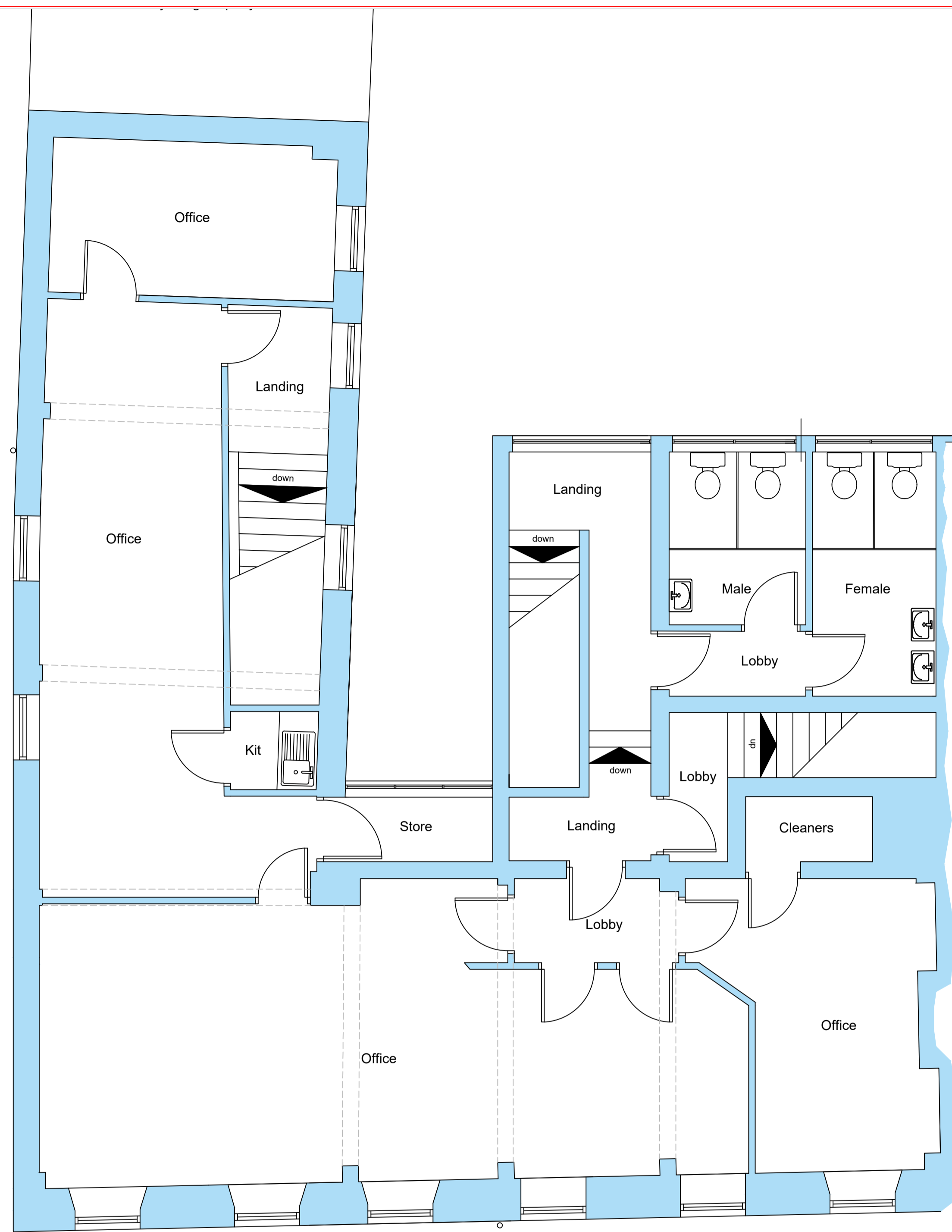
PROJECT  
**13 Horsemarket,  
Darlington.**  
**Existing / Proposed Ground  
Floor Plan**

SCALE: 1: 50 @ A1 DATE: Nov. 2023

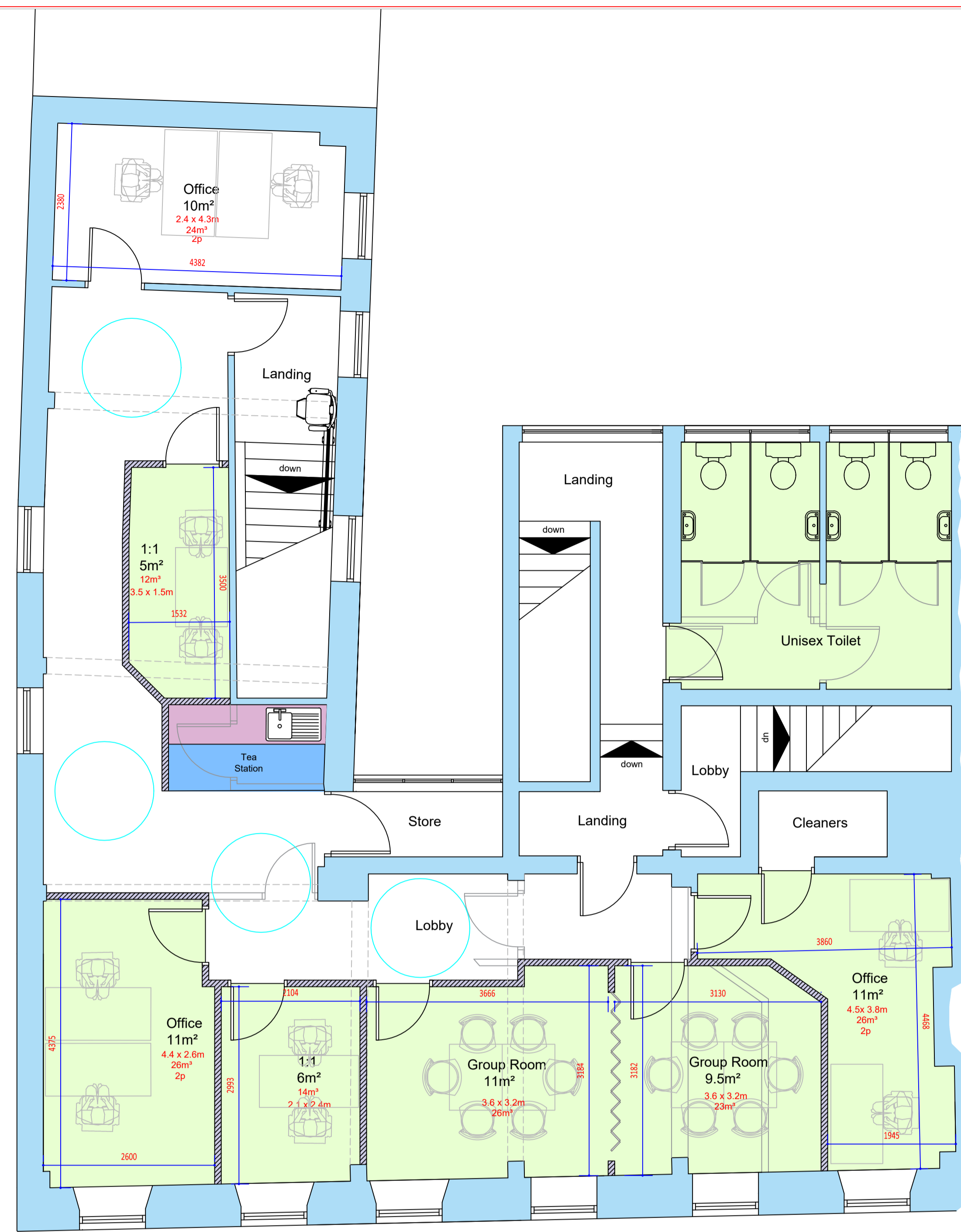
DRAWN: M.Johnson. CHECKED: N.Wennington.

REF: 2023\_36.

DRAWING NO: 2023\_36\_A\_100. REV: SK2.



Existing First Floor Plan



Proposed First Floor Plan

**Notes**

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SK3	15.11.23	MJ	Office Re-configuration.
SK2	13.11.23	MJ	Room dimensions & Furniture Added.
SK1	13.11.23	MJ	Issued for discussion.
Rev	Date	By	Note
Rev.	P = Preliminary	O = Tender	A-Z = Construction



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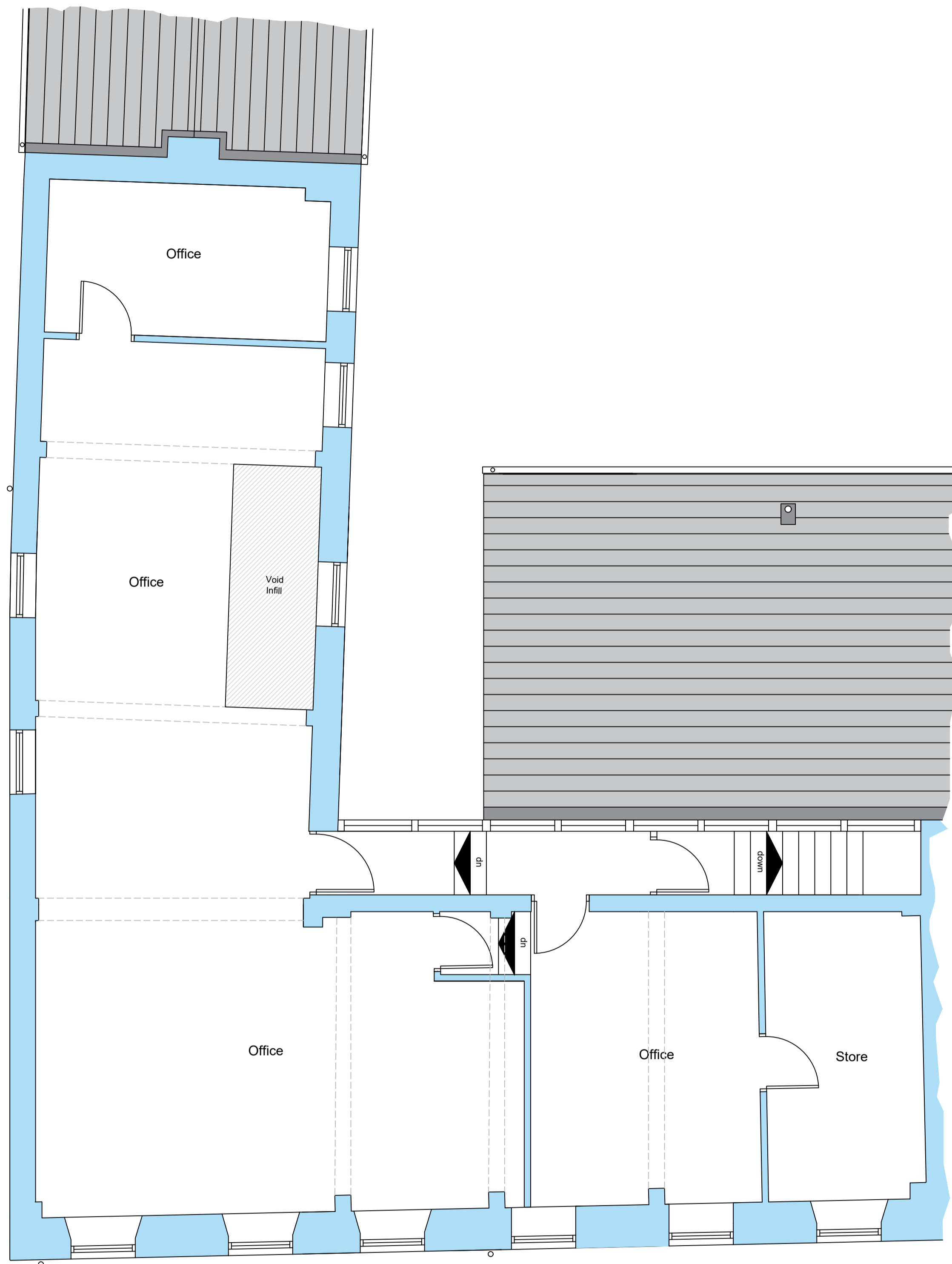
PROJECT  
**13 Horsemarket,  
Darlington.**  
  
**Existing / Proposed First  
Floor Plan**

SCALE	DATE
1: 50 @ A1	Nov. 2023

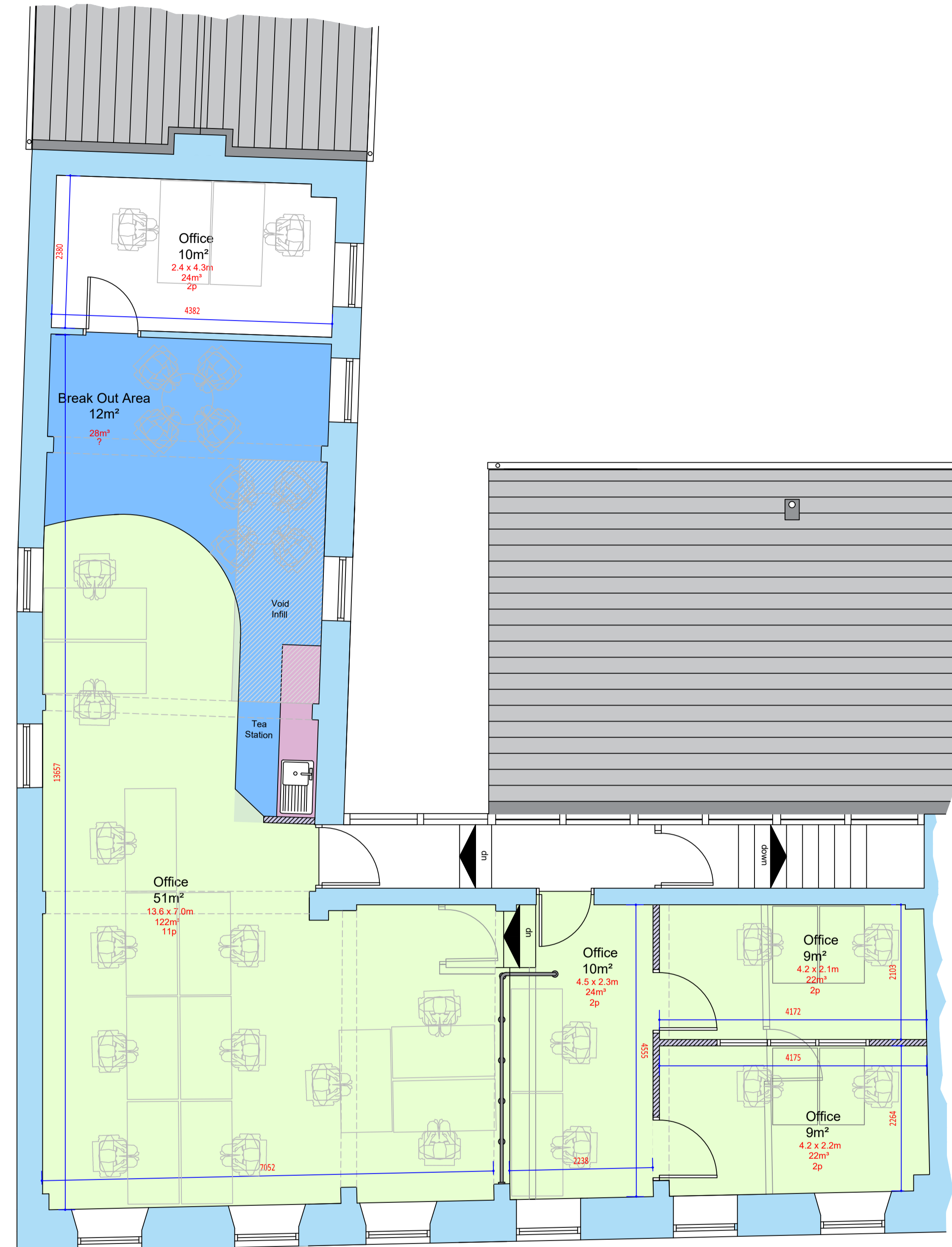
DRAWN	CHECKED
M.Johnson.	N.Wennington.

REF.  
2023\_36.

DRAWING NO.	REV.
2023_36_A_101.	SK3.



Existing Second Floor Plan



Proposed Second Floor Plan

**Notes**

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SK2	13.11.23	MJ	Room dimensions & Furniture Added.
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PROJECT  
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**Existing / Proposed Second  
Floor Plan**

SCALE: 1: 50 @ A1 DATE: Nov. 2023

DRAWN: M.Johnson. CHECKED: N.Wennington.

REF: 2023\_36.

DRAWING NO: 2023\_36\_A\_102. REV: SK3.