



# SHOP TO LET

Unit 6 Tillage Green, WestPark Village, Darlington DL2 2GL

**CONNECT** NORTH EAST  
**PROPERTY**  
01642 602001

## LOCATION

Tillage Green is an established local centre at the centre of WestPark Village a mixed-use development situated just off the A68 on the North-West fringe of Darlington and close to the substantial residential catchments of Cockerton and Faverdale. The unit is within approximately quarter of a mile of Junction 58 of the A1(M) and 1.5 miles west of the town centre.

Local retailers include the **Nisa**, "The White Heifer That Travelled" family pub, **Pharmacy, café and dental surgery**. Adjacent to Tillage Green is Alderman Leach Primary School, **Aldi store and M&S Simply Food**. A new Hair and Beauty salon is taking unit 5 (left hand).

## DESCRIPTION

A ground floor retail unit situated under quality apartments and constructed in stone and brick around a central courtyard. The unit has excellent return frontage onto the main entrance to the centre with full height double glazing.

## ACCOMMODATION

Briefly, the shop will provide the following approximate gross internal area.

Unit 6 (Right Hand)    70.0 m<sup>2</sup>    (754 sq ft)    £14,000 pax

## LEASE

The property is available by way of new effective full repairing and insuring leases for a min term of 5 years, at annual commencing rental as stated above, exclusive of rates, service charge, WestPark Levy, Utilities, VAT, insurance and all other outgoings.

## PLANNING

We are informed that the property has E class planning consent. **A5 Hot food uses are prohibited.**

## SERVICE CHARGES

A service charge is payable in addition to rent covering the common landscaping, insurance and external repairs. For the current year the following are payable on top of the rent:

Insurance : £229.13 pa  
WestPark Levy:£423.75 pa  
Service Charge: £1,076.98 pa

## RATES

The property will be re assessed for rates. We anticipate a pro rata Ratable Value of c£10,500 from April 2026 but parties should make their own enquiries of the local Authority, If the unit is split than the RV will need to be reassessed.

## VAT

VAT is charged on top of the rent. Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate is to be produced. A Full copy will be available on request.

## VIEWING

Strictly by appointment through the agents  
Connect Property North East:

### Andrew Wilkinson

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