

Lot 39, 8 High Row, Darlington,

Durham DL3 7QQ

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Town Centre Retail Investment

- Ground Floor Retail with Beauty Salon Accommodation Above
- Prominent Town Centre Location
- Situated Between Commill and Queen Street Shopping Centres
- Close to Darlington Covered Market
- Nearby Occupiers include Boots, Greggs, Caffè Nero, Holland & Barrett and Lloyds Bank

Lot

39

Auction

29th October 2026

Rent

£13,000 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

13 miles west of Middlesbrough, 31 miles south of Newcastle upon Tyne, 50 miles north of Leeds

Road

A66, A67, A68, A1(M) (Junctions 57 & 58)

Rail

Darlington Railway Station (direct services to London King's Cross, York, Leeds, Newcastle and Edinburgh)

Air

Teesside International Airport

Situation

Darlington is a major commercial and retail centre in County Durham, benefiting from excellent road communications via the A1(M), providing direct access to Leeds and the south and Newcastle and Edinburgh to the north.

Darlington town centre's retail offer is focused around the pedestrianised High Row and Northgate. The property is approximately 200 metres from both the Commill Shopping Centre, which provides 40 retail units and a 400-space car park, and Queen Street Shopping Centre, which provides 30 retail units.

The property is prominently situated on the pedestrianised High Row, close to Darlington's historic Covered Market. Nearby occupiers include Boots, Greggs, Caffè Nero, Holland & Barrett and Lloyds Bank.

Tenure

Freehold.

EPC

Please refer to the Legal Pack.

Description

The property comprises a ground floor retail unit with ancillary accommodation on the first and second floors. The property benefits from a prominent frontage to the pedestrianised High Row, together with rear access from Post House Wynd.

The upper parts may offer potential for alternative use or residential conversion, subject to the necessary consents.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m (1)	Floor Areas sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground	Retail	48.45	(522)	INDIVIDUAL t/a MOBITECH (2) and Sukhothai Thai Massage & Spa (3)	5 years from 21/03/2023	£13,000	(31/10/2028)
First	Beauty Salon	37.62	(405)				
Second	Beauty Salon/Ancillary	47.38	(510)				
Total Approximate Floor Area		133.45	(1,436)			£13,000	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).

(2) Mobitech is an established mobile phone repair and accessories retailer. The business provides mobile phone repairs, including screen and battery replacements, together with the sale of mobile phone accessories.

(3) Sukhothai Thai Massage & Spa is a Thai massage and wellness business offering a range of traditional Thai massage and spa treatments.

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2026