

TO LET- £9,000 per annum

**35 West Auckland Road
Darlington, DL3 9EL**

Versatile Retail Premises

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The property fronts the busy West Auckland Road in Cockerton, an arterial route from Darlington town centre to A1M at Faverdale. Cockerton is a popular suburb incorporating a diverse mix of commercial and residential occupiers including Co-op Convenience Store, Post Office, Heron Foods and Greggs together with a range of other established businesses. Cockerton lies approximately 1 mile west of Darlington town centre affording swift access to A1M at Junction 58 together with access to the neighbouring Tees Valley via A66.

PREMISES

Ground floor retail premises presently fitted out as a Subway store comprising open plan sales area with rear prep and store.

The property may suit a variety of commercial uses subject to any necessary statutory consents.

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

ACCOMMODATION

The accommodation briefly comprises:-

Sales	31.39sq.m.	339sq.ft.
Store	12.8sq.m.	138sq.ft.
Prep	2.92sq.m.	31sq.ft.
Net Internal Area	47.11sq.m.	508sq.ft.

AGENTS NOTE

Carver Commercial are instructed by the present sub-tenant to seek a new tenant for the property. It is our understanding that interested parties will agree a new lease directly with the landlord subject to the surrender of our client's present lease.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £5,700. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Authority.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D - 79



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS