

**TO LET – Rent £8,500 per annum, exclusive**

**33 West Auckland Road  
Darlington, Co Durham, DL3 9EL**

**Versatile Ground Floor 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 Subway, Co-op Convenience Store, Post Office, Heron Foods and Greggs together with a range of other established businesses. The location lies approximately 1 mile west of Darlington town centre affording swift access to A1M at Junction 58 approximately 1 mile in driving distance together with access to the neighbouring Tees Valley via A66.

## PREMISES

Ground floor retail premises contained within this attractive two storey terraced property comprising open plan sales area with attractive window frontage, two partition treatment rooms and kitchen/wc. The property is well presented having been recently occupied as a hair salon and may suit a variety of similar/alternative retail uses subject to any necessary statutory consents.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on standard full repairing and insuring terms. Length of lease negotiable.

## ACCOMMODATION

The accommodation briefly comprises:-

Sales	41.25sq.m.	444sq.ft.
Treatment Rooms	9.67sq.m.	104sq.ft.
Kitchenette	2.99sq.m.	32sq.ft.
<b>Net Internal Area</b>	<b>53.91sq.m.</b>	<b>580sq.ft.</b>

## COSTS

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

## 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 £6,800. The property falls within the threshold for small business relief and full relief should be available to eligible occupiers. Interested parties are advised to take up further enquiries with 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-85



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

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