

**TO LET - £12,500 per annum, exclusive**

**25 West Auckland Road, Darlington, Co.  
Durham, DL3 9EP**

**Versatile Retail Premises with Parking – Net internal area – 737sq.ft.**

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## SITUATION/LOCATION

The property fronts West Auckland road in Cockerton, a popular suburb situated approximately 2 miles west of Darlington town centre. West Auckland Road is a main arterial route from the A1(M) to Darlington town centre and Cockerton is a popular commercial location incorporating occupiers The Co-operative, Post Office and Robineau Patisserie amongst a diverse range of local businesses.

## DESCRIPTION

Ground floor retail premises forming part of a two storey mid terraced commercial premises.

The accommodation comprises a versatile sales area with rear sales/ office, kitchen and wc. The property is versatile and may suit a variety of business uses subject to any necessary consents.

There is private parking available at the rear together with a single storey brick built garage.

## TENURE

Leasehold

## LEASE TERMS

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

## ACCOMMODATION

The accommodation briefly comprises:-

Main Sales	37.72sq.m.	406sq.ft.
Rear Sales	20.74sq.m.	223sq.ft.
Kitchen	10.04sq.m.	108sq.ft.
Net internal area	68.5sq.m.	737sq.ft.

Garage 23.2sq.m. 250sq.ft.

## COSTS

The incoming tenant will be 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 1<sup>st</sup> April 2017 at £7,500. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates.

## 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

C-61



**18 St Cuthberts Way  
Darlington,  
County Durham  
DL1 1GB**

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