

**FOR SALE – Offers in the Region of £42,500**

**20a Whessoe Road, Darlington, Co. Durham, DL3 0QP**

**Versatile Commercial Premises – 651sq.ft  
(Long Leasehold)**

**CARVER**

COMMERCIAL

CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



[www.carvercommercial.com](http://www.carvercommercial.com)



## SITUATION/LOCATION

The property occupies a terrace of similar units fronting Whessoe Road adjacent to Meynell Road/ North Road retail park approximately 1 mile north of Darlington town centre. Notable occupiers in the vicinity include Morrisons Food and Fuel Store, B&M, McDonalds and Electric Centre amongst a diverse variety of other established businesses. The location links swiftly with North Road (A167) and Houghton Road (B6279T) in turn linking with the A66 and A1(M) within a short driving distance. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## PREMISES

Two storey brick-built commercial premises held under a dual pitched slate tile covered roof.

The ground floor comprises an open plan and versatile sales area with partial glazed frontage.

There are two rooms on the first floor with wc.

Externally there is parking at the rear.

## TENURE

Long Leasehold

The property is held by way of a lease dated 4<sup>th</sup> February 2021. The lease is granted for 999 years from 1<sup>st</sup> January 2020.

**Rent: £1,000per annum.**

## ACCOMMODATION

Ground Floor	28.59sq.m.	307sq.ft.
First Floor	31.92sq.m.	343sq.ft.
Net Internal Area	60.51sq.m.	651sq.ft.

## RATEABLE VALUE

£3,850

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 ASSEET RATING

To be confirmed



**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. The 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