

**FOR SALE – Offers in the Region of £199,950**

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

**Mixed Investment Property – Shop, Offices and Garage**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



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



## 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. Darlington is a popular market town situated approximately 14 miles west of Middlesbrough and 20 miles south of Durham.

## DESCRIPTION

Two storey mixed investment property comprising shop and offices. The property is of traditional brick construction held beneath a dual pitched tile covered roof and has been comprehensively refurbished over recent years.

The ground floor comprises an open plan and versatile sales area with rear sales/ office, kitchen and wc.

The first floor comprises three well -appointed office rooms with kitchen and male and female wcs. The offices incorporate new UPVC double glazing and are heated by way of a gas fired central heating system.

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

## TENURE

Freehold

## ACCOMMODATION

Ground Floor	68.5sq.m.	737sq.ft.
First Floor	54.06sq.m.	581sq.ft.
Garage	23.2sq.m.	250sq.ft.

## TENANCY SCHEDULE

GF:

Tenant: H. Hazledine  
Guarantor: P. D. Hazledine  
Term: 5 years from 1<sup>st</sup> Apr 2024  
(expires 31<sup>st</sup> March 2029)

Break: 1<sup>st</sup> April 2027  
Rent: £12,000pax  
Repairs: FR&I

(Includes garage)

FF:  
Vacant

Gross Rent: £12,000pax

## RATEABLE VALUE

GF: Shop: £2,125  
FF: Office 1&2: £2,025 Office 3: £1,275

## VAT

We are advised by our client that VAT is not applicable to the rent.

## VIEWING

Strictly by appointment only through the Agent.

## EPC

C-61



**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**