



Sanderson  
Weatherall

## RETAIL UNIT TO LET



34A Cockerton Green, Darlington DL3 9EU

[sw.co.uk](http://sw.co.uk)



Ground Floor retail unit

Prominent location

Net Internal Area 364 sq ft (33.81 sq m)

Rent: 7,500 per annum, exclusive

Subject to Contract

### Location

Darlington is located in the North East of England and is a well known market town situated in County Durham. It has an urban population of circa 106,000 persons. Darlington is principally accessed by the A1/A19 and A66 Trunk Road.

The subject property, situated in Cockerton Green on the outskirts of Darlington, is well positioned within a local retail parade. The surrounding area has a mixture of both leisure and retail operators accommodating predominantly local operators.

### Description

The property comprises a ground floor lock-up shop, within a parade of units. The ground floor area offers a spacious retail sales area with ancillary storage and WC facilities. Other key specifications to the unit include ceiling fitted lights, electric wall mounted heaters and good levels of natural light projected via the glazed shop front. The unit comes with car parking to the rear of the unit. Other nearby occupiers in the area include; Co-op, Heron, Greggs and William Hill.

### Accommodation

The property was measured on a Net Internal Area (NIA) basis:-

Description	Sq ft	Sq m
Sales Area	364	33.81

### Lease Terms

The unit is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed at an asking rent of **£7,500 per annum exclusive**, subject to contract.

### Rateable Value

With effect from 1<sup>st</sup> April 2017 we understand the property is assessed for rating purposes as follows:-

Rateable Value £4,600

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority, Darlington Borough Council.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

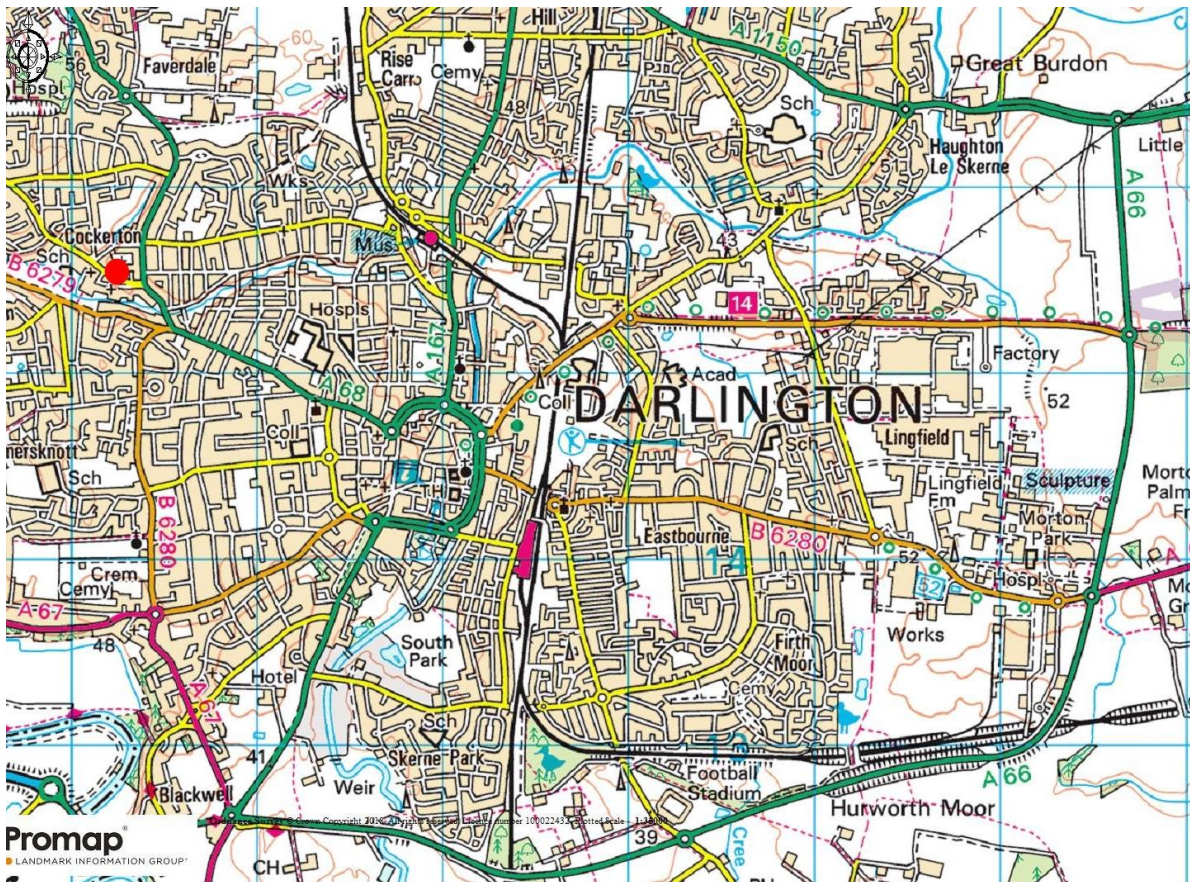
### Energy Performance Certificate

The Energy Performance Asset Rating is Band C (65). A full copy of the EPC is available for inspection if required.

### VAT

All rents quoted are exclusive of VAT where chargeable.





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