

**FOR SALE – Offers in Excess of £85,000**

**42 Cockton Hill Road, Bishop Auckland, Co.  
Durham, DL14 6AH**

**Versatile Commercial Premises with PP for conversion to 2 flats**  
**Former Retail / Office / Dental Practice**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property lies on a terrace of similar properties fronting Cockton Hill Road, an arterial route to Bishop Auckland town centre from the A688. The location is a densely populated and mixed neighbourhood incorporating a diverse variety of commercial occupiers providing local amenities together with residential dwellings. Established businesses on Cockton Hill Road include Vets4Pets and Kwik Fit together with a range of local businesses, professional services and Bishop Auckland General Hospital. Bishop Auckland is a historic market town situated approximately 14 miles north of Darlington and 15 miles south of Durham.

## DESCRIPTION

Mid-terrace commercial premises of traditional brick construction with stone façade held under a pitched slate tile covered roof.

The property provides versatile accommodation over ground and first floor incorporating bay window frontage to Cockton Hill Road. The property is heated by way of a gas fired central heating system and there is an enclosed yard at the rear.

## ACCOMMODATION

Ground Floor: 35.19sq.m. (379sq.ft.)

First Floor: 40.4sq.m. (435sq.ft.)

Net Internal Area: 75.59sq.m. (814sq.ft.)

## TENURE

Freehold

## PLANNING PERMISSION

The property receiving Prior Approval for conversion to 2 flats in August 2024. All documents are available to view via Durham County Council's online planning portal:-

Planning Ref: **DM/24/01794/PN56**

## RATEABLE VALUE

£4,450

The property falls within the threshold for small business relief and eligible occupiers should benefit from an element of relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

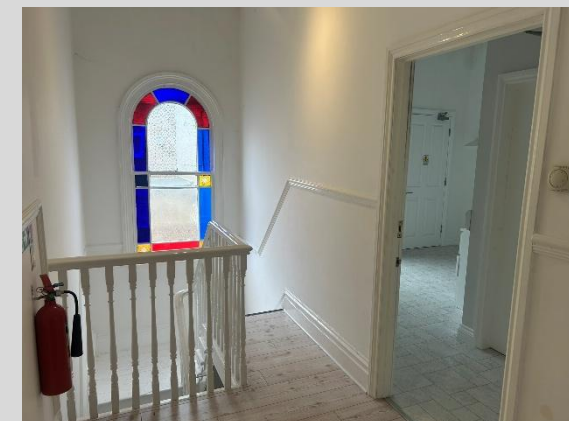
We are advised by our client that VAT is not applicable to the purchase price.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

E-104



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

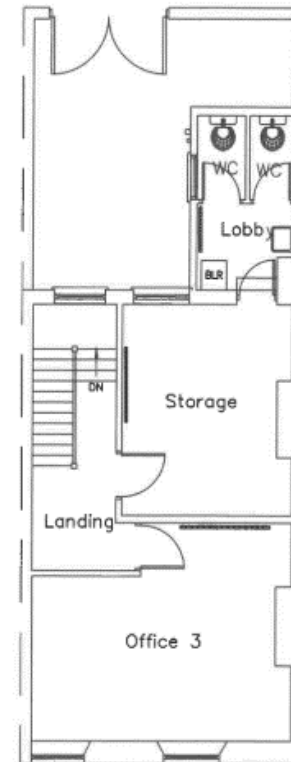
**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) 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.

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## FLOOR PLANS



Existing Ground Floor Plan



Existing First Floor Plan

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