

TO LET - £7,500 per annum, exclusive

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

**Versatile Commercial Premises - Former Retail / Office / Dental Practice
Suitable for a Variety of Uses (STP) - 814sq.ft.**

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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.

TENURE

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

ACCOMMODATION

Ground Floor:	35.19sq.m.	(379sq.ft.)
First Floor:	40.4sq.m.	(435sq.ft.)

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

Each party shall be responsible for their own legal costs incurred within this transaction.

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

£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 rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E-104

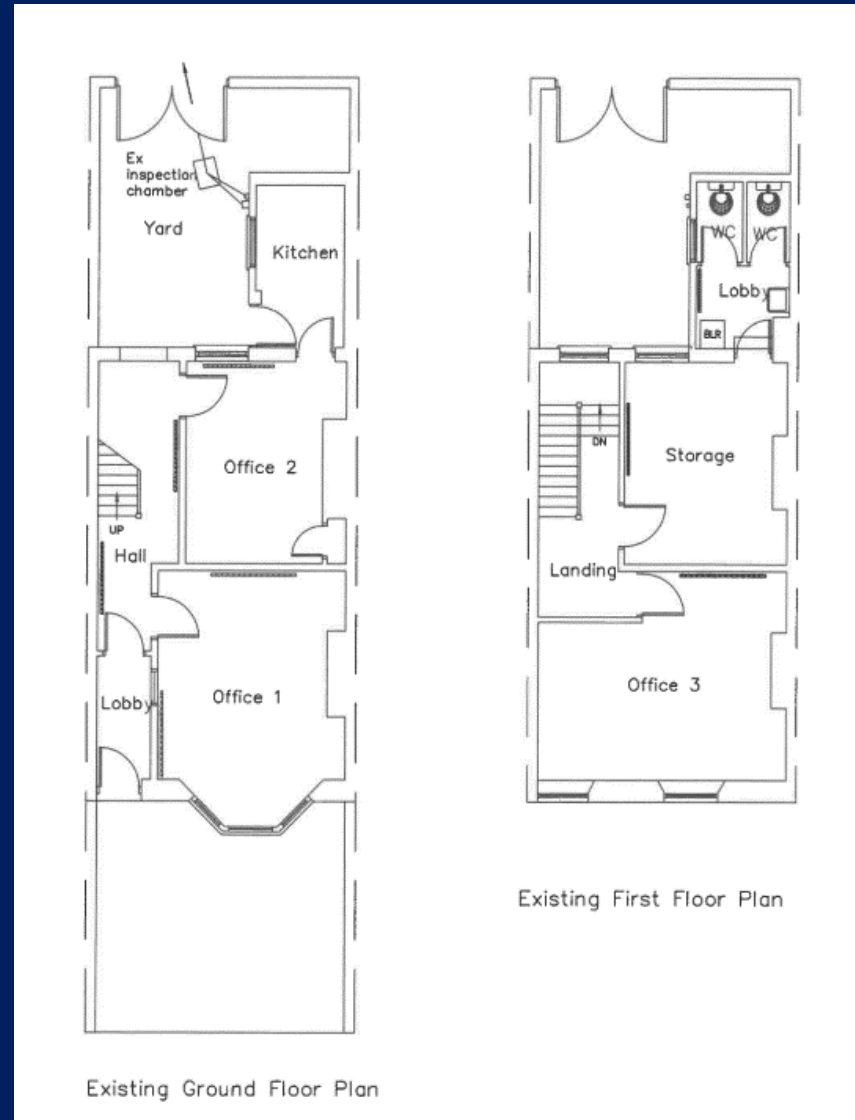


18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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FLOOR PLANS



**For identification purposes only*

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