



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

36 Cockton Hill Road, Bishop Auckland, DL14 6AH

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£11,000 Per Annum

Spacious ground floor commercial let available now. Complete with Class A3 planning, the use for the sale of food or drink for consumption on the premises or of hot food for consumption off the premises. Previously a successful family restaurant for many years with a generous footfall and central location within Bishop Auckland. This standout, double fronted premises is approx. 90 sq. Meters comprising a front porch leading to the generous restaurant dining area with bar, spacious kitchen, two WCs, additional takeout/delivery reception room with separate access from the side. To the front the hardstanding area could be used for signage or outdoor dining, whilst to the rear is the good sized secure gated yard.

Bishop Auckland's town centre has a range of businesses including has a variety of popular businesses, banks, bars/restaurants, local stores, cafes/food outlets, butchers, bakery's, retail shops as well as salons/barbers. The town centre has undergone major investment to improve local services. The town centre is also host to an array of popular annual events such as the Food Festival, and Kynren which attract thousands of people every year. Further facilities are located just a short distance away in Tindale's expanding retail park including popular high street retail stores as well as food outlets and a new cinema/bowling shopping complex opening soon. There is an extensive public transport system via both train and bus. The A688 & A689 are both close by.

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