



## 29 West Auckland Road, Darlington Asking Price £130,000

A superb opportunity has arisen to acquire a commercial property situated on a busy shopping precinct on West Auckland Road in Cockerton Village Darlington. This commercial property presents a remarkable opportunity for savvy investors., the property is comprised of a retail shop on the ground floor, complemented by further accommodation situated above which is currently included within the tenant's lease.

The retail shop is currently let out, generating a steady income of £750 per calendar month, making it an attractive option for those looking to invest in a reliable revenue stream.

The location on West Auckland Road ensures good visibility and foot traffic, essential for any retail venture.

Whether you are an experienced investor or a first-time buyer, this property is a compelling choice. Do not miss the chance to explore this unique offering in the heart of Darlington.

This property is to be sold with the existing tenant in situ and the existing business will not be affected.



# 29 West Auckland Road, Darlington

## Ground Floor Retail Area

14'6" x 14'3"

A ground floor retail unit with display frontage to the High Street.

## Retail Area

11'1" x 12'3"

A further sales retail area.

## Rear Retail Area

10'8" x 15'2"

A further sales area situated to the rear of the building.

## Rear Extension

20'7" x 9'3"

A versatile and spacious room providing useful storage.

## First Floor Front Office

14'3" x 17'8"

An office situated to the front elevation of the property.

## Cloakroom

A cloakroom fitted with a wash hand basin and a low level WC.

## Kitchen

9'6" x 6'2"

A kitchen area.

## Storage Room

A room providing useful storage.

## Externally

Externally to the rear of the property there is off road car parking for several vehicles.