DENHAM
PROPERTIES

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29 West Auckland Road, Darlington
Asking Price £99,950

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 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.



PUBLIC NOTICE

Denham Properties are now in receipt of an offer for the sum of £93,689 for 29 West Auckland Road, Darlington DL3 9EL.

Anyone wishing to place an offer on the property should contact Denham Properties, info@denhamproperties.co.uk / 01325 356399 before exchange of contracts.



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.

General remarks
finance is available on these properties subject to status





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