



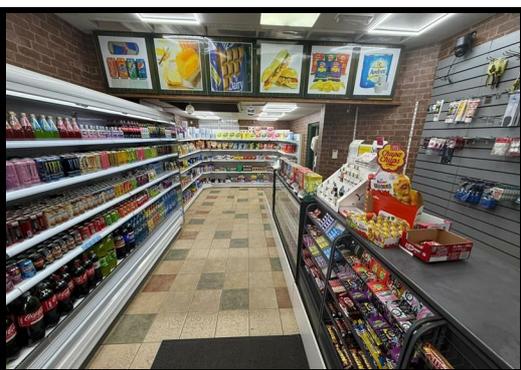
35-37 West Auckland Road, Darlington £180,000

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 a one-bedroom flat situated above.

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 flat, while currently vacant, holds the potential to yield an additional rental income of £495 per calendar month, further enhancing the investment appeal of this property.

This dual-purpose space not only offers a thriving business opportunity but also the chance to benefit from residential rental income. 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 that combines commercial and residential elements, providing both immediate returns and future potential. Do not miss the chance to explore this unique offering in the heart of Darlington.



35-37 West Auckland Road, Darlington

Ground Floor Shop Area

27'2" x 13'1"

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

Kitchen Area with rear storage

13'1" x 10'4"

Cloakroom

7'6" x 5'5"

Externally

Externally there is an enclosed rear yard

First Floor Flat

There is an entrance hallway with a staircase leading to the first floor flat.

Living Room

18'4" x 14'9"

The living room is situated to the front elevation of the property. Warmed by an electric heater and benefiting from a UPVC double glazed window and laminated flooring.

Kitchen

11'7" x 10'5"

The kitchen is fitted with a range of units with contrasting worktops incorporating a sink and drainer. The kitchen benefits from laminated flooring and a UPVC double glazed window.

Shower Room

The shower room is warmed by a towel radiator, has a UPVC double glazed window overlooking the side of the property and is fitted with a suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.