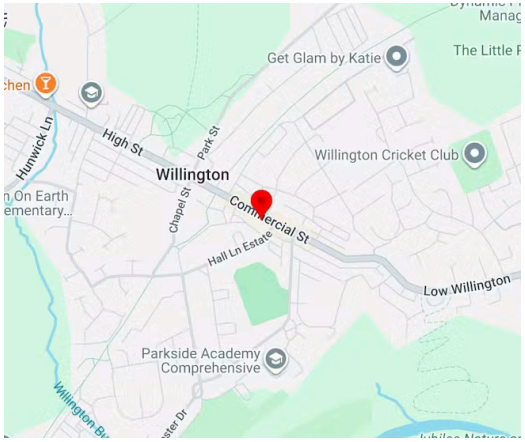


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109 Commercial Street, Willington, Crook, DL15 0AA

Retail To Let | £9,600 per annum | 1,279.93 sq ft

Versatile Two-Storey Commercial Premises with Multiple Private Rooms – To Let







Description

The subject property comprises commercial accommodation arranged over ground and first floor levels, previously uses include a beauty salon and dental surgery. The premises offer a versatile layout incorporating a main reception area alongside seven private rooms, providing excellent potential for a range of commercial uses including beauty, healthcare, office or other service-based businesses (subject to any necessary consents). Further benefits include a 2x WC and kitchen facilities, together with an enclosed rear yard providing useful external space.

Location

The property occupies a prominent position on Commercial Street in the village of Willington, County Durham. The surrounding area comprises a mix of established local businesses, independent retailers and residential properties, providing access to an established local customer base. The property is conveniently positioned for access to nearby Crook and Bishop Auckland, with public transport links connecting to the wider County Durham area.

Accommodation

Name	sq ft	sq m	Availability
Unit	1,279.93	118.91	Available
Total	**1,279.93**	**118.91**	

Anti Money Laundering

In accordance with Anti Money Laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Services

We understand that that all main services are connected to the site, however, would recommend that any interested party would carry out their own investigations regarding this matter.

Legal costs

Each party are responsible for their own legal costs incurred throughout any transaction.

Use Class

We understand that the property has consent for Use Class E under the Town & Country Planning Use Classes Order as amended 1 September 2020.
Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority (Durham County Council).

Summary

- Rent: £9,600 per annum
- VAT: Not applicable
- EPC: C (66)

Further information

- View details on our website
- View Microsite

Contact & Viewings



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Disclaimer These particulars are set out as a general outline for the guidance of intended purchasers/tenants and do not constitute part of any offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending Purchaser/tenant should not rely on them as statement or representations of fact, but must satisfy themselves by there own inspection(s) or otherwise as to the correctness. The property/land is sold/let as seen, and the purchaser/tenant is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors and/or it's associated agents has any authority to make or give any representation or warranty what so ever in relation to this site/building. Align Chartered Surveyors trades under Align Property Partners Limited CRN: 10385861, Part of the Brierley group of companies (owned by North Yorkshire Council).