



## 23 Commercial Street, Willington, Crook, DL15 0AD

Town Centre Retail & Business Premises

### SUMMARY

Tenure	To Let
Size	1,211 sq ft / 112.51 sq m
Rent	£10,000 per annum
Service Charge	Upon Enquiry
Rates Payable	£3,305.88 per annum Or £0 per annum with SBRR
Rateable Value	£6,625
EPC Rating	C (71)
VAT	Not applicable
Legal fees	Each party to bear their own costs

### KEY POINTS

- Prominent position on Commercial Street within the centre of Willington
- Ground floor retail / commercial premises extending approx. 850 sq ft
- Rear yard with two useful storage / workshop outbuildings extending approx. 216 sq ft and 145 sq ft
- Small Business Rates Relief available (subject to eligibility)
- Convenience store use will not be permitted due to nearby ownership interests
- Large two-bedroom first floor flat available if required (by separate negotiation)

## LOCATION

Willington is a well-established County Durham town located approximately 2 miles south-west of Crook, 5 miles north of Bishop Auckland and around 7 miles south-west of Durham City.

The town provides a good range of day-to-day amenities serving the surrounding residential population and nearby villages.

The property occupies a visible position on Commercial Street, the principal retailing street within the town centre, where surrounding occupiers include a mixture of independent retailers, convenience services and local businesses.

The location benefits from good road connections to Crook, Bishop Auckland, Durham and the wider County Durham area.

## DESCRIPTION

The property comprises a self-contained ground floor commercial unit forming part of a traditional two-storey building.

Internally, the premises provide an L-shaped retail sales area extending to approximately 850 sq ft together with kitchen and WC facilities to the rear.

To the rear of the property is a small yard accessed via the side of the building, together with two detached outbuildings providing useful additional storage or workshop accommodation.

The existing shop fittings will be removed, with the premises to be handed over clean and freshly decorated, enabling an incoming tenant to fit out the unit to suit their requirements.

## ACCOMMODATION

Name	sq ft	sq m
Unit - Shop	850	78.97
Unit - Storage Unit	216	20.07
Unit - Outbuilding	145	13.47
<b>Total</b>	<b>1,211</b>	<b>112.51</b>

## TERMS

The property is available by way of a new FRI lease for a term of years to be agreed at an asking rent of £10,000 per annum exclusive.

## BUSINESS RATES

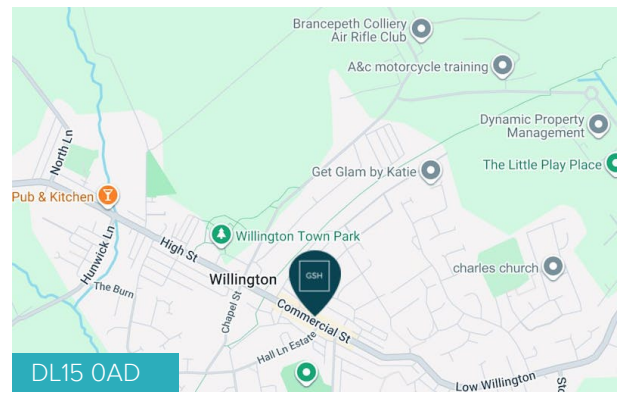
The property has historically been assessed as two separate rating assessments, although it is being marketed as a single letting and may require reassessment by the Local Authority.

The combined Rateable Value is estimated at £6,625 from 1 April 2026.

Eligible occupiers may benefit from Small Business Rates Relief, meaning no business rates may be payable. Otherwise, the estimated liability is approximately £3,306 per annum. Interested parties should confirm the exact rates payable with the Local Authority.

## VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.



## VIEWING & FURTHER INFORMATION

 **Graham S Hall**  
CHARTERED SURVEYORS  
**0191 731 8660**  
[www.grahamshall.com](http://www.grahamshall.com)

**DARYL CARR**  
0191 731 8660  
[daryl@grahamshall.com](mailto:daryl@grahamshall.com)