



Commercial Units at Darlington Farmers Auction Mart
Humbleton Park, West Auckland Road, Darlington, DL2 2YH
From £4,000 plus VAT per annum

**Vickers
&Barrass**
Est. 1973
Land and Estate Agents

Darlington Farmers Auction Mart are delighted to offer two commercial office spaces in it's State of the Art Auction Centre.

- Units ranging from 10m² to 11m²
 - Accessible premises
 - Onsite car parking facilities
- Commercial energy performance rating B 26



www.vickersandbarrass.co.uk

LOCATION

Darlington Farmers Auction Mart is located on the outskirts of Darlington at Humbleton Park. The premises is approximately 4 miles northwest of Darlington town center and approximately 9 miles southeast of Bishop Auckland. Situated next to the A68 the premises has fantastic road connections with the A1(M) being just 1 mile south.

what3words //full.barn.name

DESCRIPTION

Darlington Farmers Auction Mart has a range of businesses operating from the premises and offers great accessibility, and has a large amount of footfall through the building particularly on it's sale days and events throughout the year. There are currently two units available to let.

The units are accessed from the main corridor through the building and the premises boasts a large car park and shared WC facilities.

UNIT INFORMATION

The available units have the following annual rent and gross internal areas:

Unit Name	Rent Per Annum
Unit 5	£4,250 plus VAT
Unit 6	£4,000 plus VAT

Unit Name	Sqm	Sqft
Unit 5	11	118.40
Unit 6	10	107.64

ENERGY PERFORMANCE CERTIFICATE

Darlington Farmers Auction Mart is Commercial EPC rating B 26.

LEASE

The units are to be leased on a three year period commencing on signing of the lease under Landlord Tenant Act 1954 basis contracting out of security of tenure provisions.

INSURANCE

The building including the internal units will be insured by the landlord for fire and storm damage. For all contents and operations within the unit, the insurance liability falls to the tenant. An insurance rent is payable estimated to be £180.

SERVICES

Electric and heating are included as part of the rental. A hard wired phone line and internet connection will be available. A service charge is payable estimated per annum £300 plus VAT.



LOCAL AUTHORITY

Darlington Borough Council
www.darlington.gov.uk
01325 405333

BUSINESS RATES

Whilst we understand that the units are presently assessed for business rates, we advise interested parties make their own enquiries to the Valuation Office Agency and Local Authority to determine their Business Rates liabilities.

The rating assessment currently appearing on the Valuation List are as follows:

Unit Name	1 st April 2023 to present	From the 1 st April 2026
Unit 5	£3,000	£3,900
Unit 6	£2,750	£3,550



ADMINISTRATION FEE

Please note that there is a one-off administration fee of £1,000 plus VAT payable on signing the lease.

MATERIAL INFORMATION

There is no data available from OfCom on the availability of broadband and mobile phone signal, however a number of business operate from the premises using broadband and their mobile phones. We would advise prospective tenants to perform their own due diligence in respect of availability.

With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

DURING THE LEASE

Additional tenant charges may apply as per the issued tenancy agreement, for items such as replacement or loss of keys or interest on overdue rent.

REFERENCES

The landlords' agents may take up references through a referencing company at no cost to the applicant. The obtaining of references is not a guarantee of acceptance.

COMMENCEMENT

Units 5 and 6 are available for immediate occupation. A lease must commence within one month of the agent receiving suitable references. The first month's rent must be made by cleared funds before the commencement date.

VAT

All figures quoted are exclusive of VAT and VAT is chargeable.

COSTS

Each party is to bear their own costs.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

NOTES

Particulars prepared – December 2025

Photographs taken – December 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending tenants, all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility.

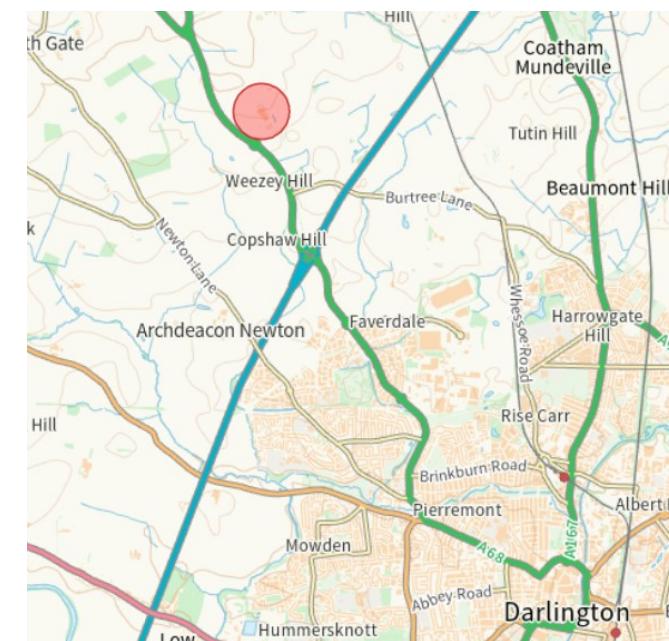
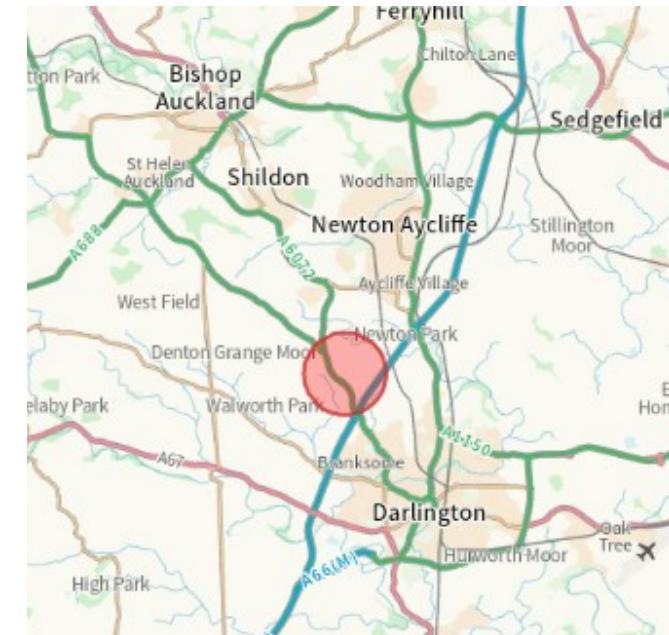
Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

The Landlord reserves the right to generally amend the particulars or method of let.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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