

TO LET – Rent on Application

**6 Newgate Street, Bishop Auckland,
Co. Durham, DL14 7EG**

**Prime Town Centre Retail Premises – Net internal area 3,724sq.ft.
with Consent for Conversion to Public House (Suis Generis)**

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



www.carvercommercial.com

SITUATION/LOCATION

The property fronts Newgate Street adjacent to Bishop Auckland Market Place and the Newgate Shopping Centre in the heart of Bishop Auckland town centre. Occupiers in the vicinity include The Works, Card Factory, Queensway Dental, Lloyds and Santander amongst a diverse variety of other established businesses. Bishop Auckland is a popular Market Town presently undergoing considerable regeneration around the Castle/ Market Place through the Auckland Trust. Bishop Auckland lies approximately 11 miles south of Durham, 12 miles north of Darlington and 14 miles east of Barnard Castle with convenient transport links across the region.

DESCRIPTION

Versatile retail/ bar premises affording open plan accommodation across two principal floor levels.

The ground floor incorporates attractive window frontage to Newgate Street and comprises an open plan and versatile sales area with rear ancillary stores and wcs. There is a further sales/ storage area on the first floor and a large flat roof section.

The property received consent for Conversion to a public house in 2021 (Suis Generis)

(Planning Ref: DM/21/03833/FPA).

The property shall shortly be undergoing an extensive programme of refurbishment works including decorative works to the shop front/ façade.

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

Ground Floor		
Sales	213.86sq.m.	2,302sq.ft.
Ancillary	25.08sq.m.	270sq.ft.
First Floor		
Net Internal Area	345.97sq.m.	3,724sq.ft.

POTENTIAL GRANT MONIES

We understand from our client that certain grant monies may be available via the Local Authority via the Future High Street Fund to fund certain repairs and improvements. Further information is available via the Agent.

COSTS

Each party shall be responsible for their own legal fees incurred within this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

£13,250

The Property falls within the threshold for small business relief and eligible occupiers should benefit from rating relief. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

EPC

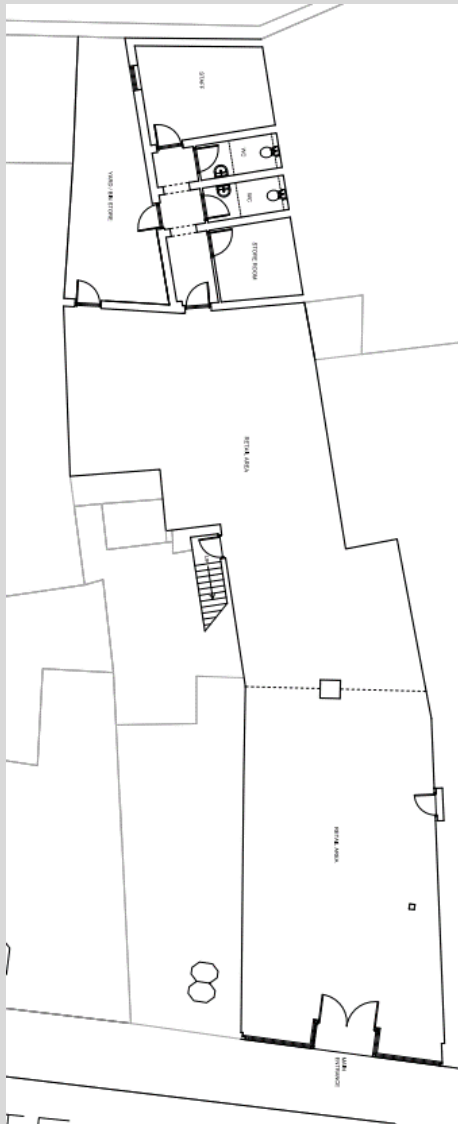
C-75



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



Existing Floor Plan



Example Space Plan (Bar)

**18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945**

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS