

**TO LET – £9,995 per annum**

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

**Prime Town Centre Retail Premises – Net internal area 1,400sq.ft.  
Currently Under Refurbishment**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



*\*Shop Front works expected to complete early 2025*

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## 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

Ground floor retail premises forming part of this three storey mid-terraced mixed-use premises.

The ground floor is presently under refurbishment and will provide an open plan and versatile sales area with new glazed shop front to Newgate Street.

It is envisaged that the property will be delivered in shell condition.

Further information in relation to the planning permission is available via Durham County Council's online planning portal.

(Planning Ref: **DM/23/03093/FPA**).

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed. The lease shall be excluded from the renewal and compensation provisions of S.24 – S.28 Landlord and Tenant Act 1954.

## ACCOMMODATION

Net internal area approx. 1,400sq.ft.

(To be confirmed following completion of the internal works)

## COSTS

The incoming tenant shall be responsible for the Landlord's reasonable 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

£11,250

The Property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. 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

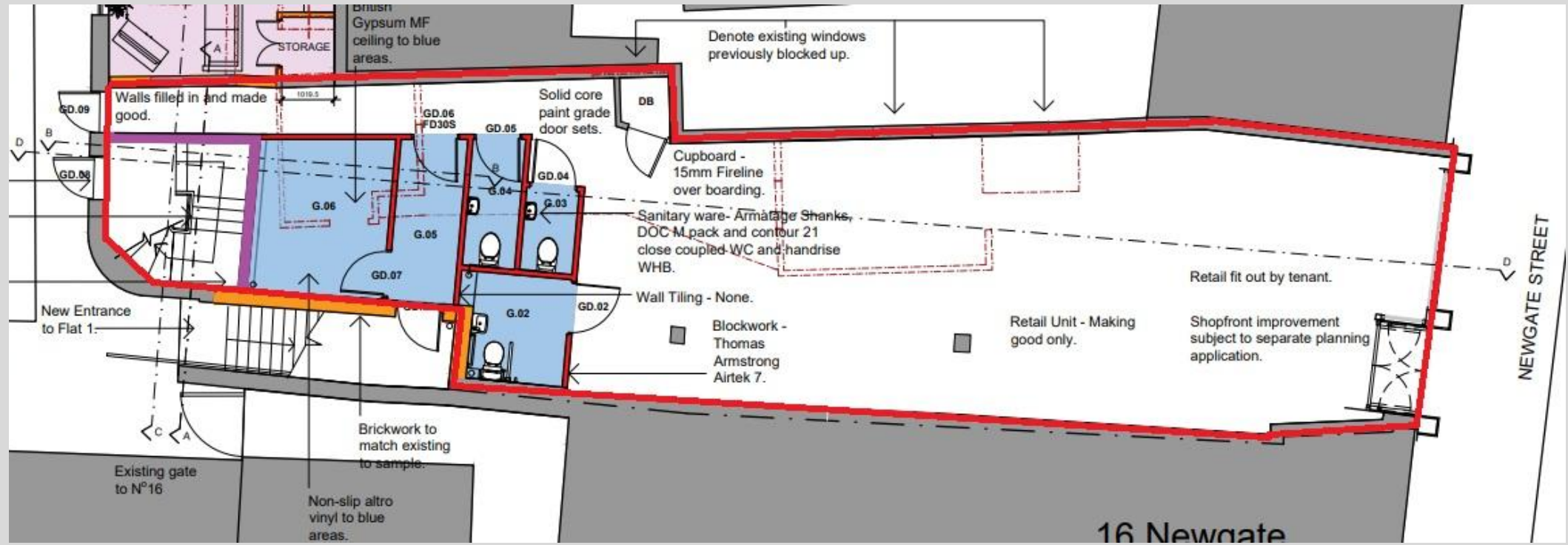
To be provided on completion of refurbishment

**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.

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## PROPOSED PLAN



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