

TO LET – Rent on Application

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

**Prime Retail Premises Opposite STACK Regeneration Site – Net internal area
1,400sq.ft. 12 Months Rent Free Incentive Available**

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**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.

Positioned directly opposite the STACK regeneration site.

The ground floor has undergone refurbishment and provides an open plan and versatile sales area with new glazed shop front to Newgate Street.

The property is available 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.

12 MONTH RENT FREE INCENTIVE AVAILABLE

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

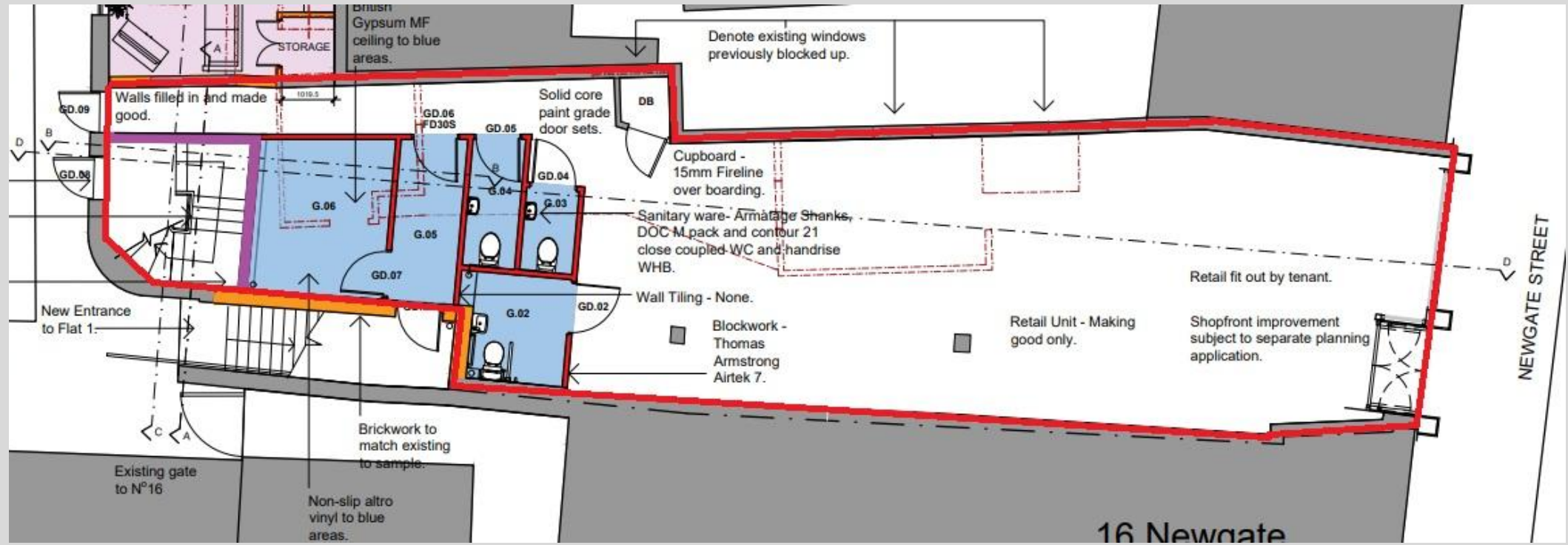
To be provided on completion of refurbishment

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

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PROPOSED PLAN



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