

TO LET – £15,000 per annum

32 Newgate Street, Bishop Auckland,

Co. Durham, DL14 7EG

Three Storey Town Centre Retail Premises – 2,073sq.ft.

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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 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

Three storey retail premises of traditional construction held under pitched roof with flat section to rear.

The property incorporates glazed window frontage to Newgate Street comprising an open plan and versatile sales area across the ground floor (split level) with rear stores and strong room. The main sales area incorporates a suspended ceiling with integrated lighting, service counters and wood effect flooring.

The first floor comprises ancillary office/ staff accommodation with wcs. There is archive storage across the second floor.

TENURE

Leasehold

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

ACCOMMODATION

Ground Floor	143.93sq.m.	1,549sq.ft.
First Floor	25.8sq.m.	278sq.ft.
Second Floor	22.84sq.m.	246sq.ft.
Net Internal Area	192.57sq.m.	2,073sq.ft.

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

£9,400

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

TBC

VIEWING

Strictly by appointment only through agents.

EPC

C-57



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