

*Gills* Fish Inn

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An Independent Family Business Est. 2005

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# Newgate Street, Bishop Auckland

Price £100,000



Three storey commercial premises pleasantly positioned on Newgate Street, a prominent location within Bishop Auckland's town centre which has a variety of popular businesses, banks, bars/restaurants, local stores, cafes/food outlets, butchers, bakery's, retail shops as well as salons/barbers. The town has had great investments at Auckland Castle, its gardens, the Spanish Art Gallery, Faith Museum as well as the live action historic show Kynren which attracts visitors in the thousands. Further facilities are located just a short distance away in Tindale's ever expanding retail park including popular high street stores such as M&S , Next and TK Maxx.

Maintained to a good standard by the current owner including Electrics rewired 3 years ago with Emergency lighting fitted, Roof replaced less than 8 years ago. The property is sold with vacant possession and in brief comprises; an open plan retail/kitchen rear and two WCs to the ground floor. The first floor and second floor contains six large storage rooms which could be converted into office space for subject to the relevant planning consents, self contained living accommodation. Externally there is a yard to the rear accessed via a steel security door and with gated access into the rear alleyway.





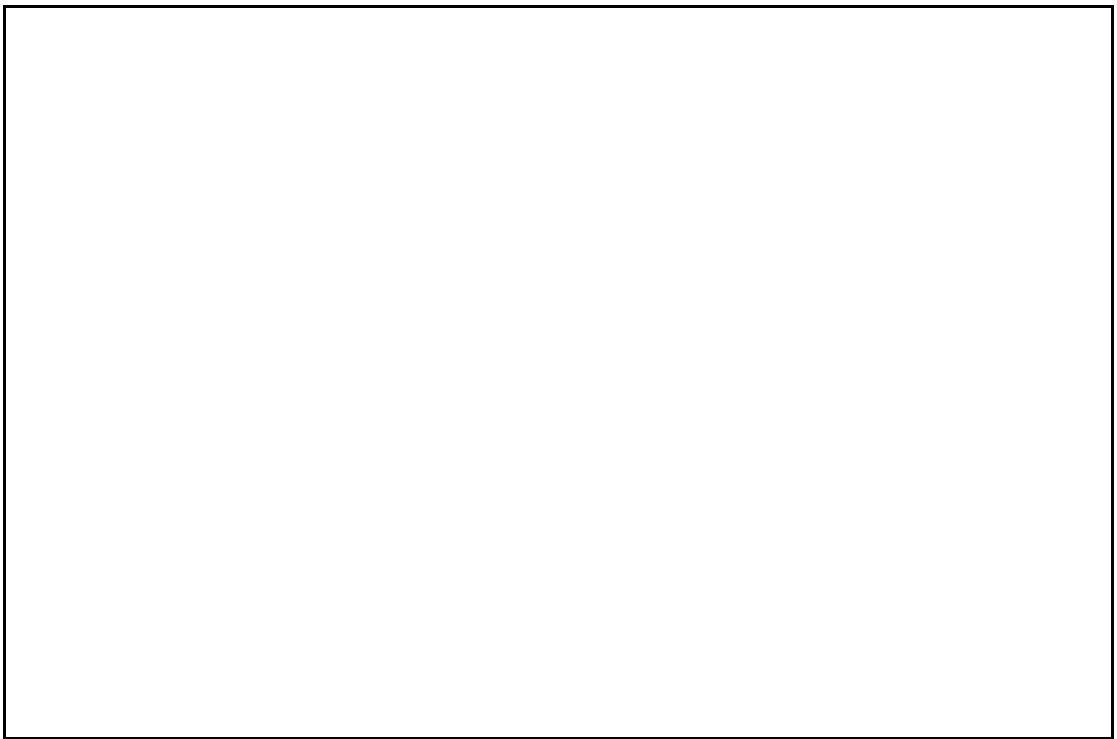
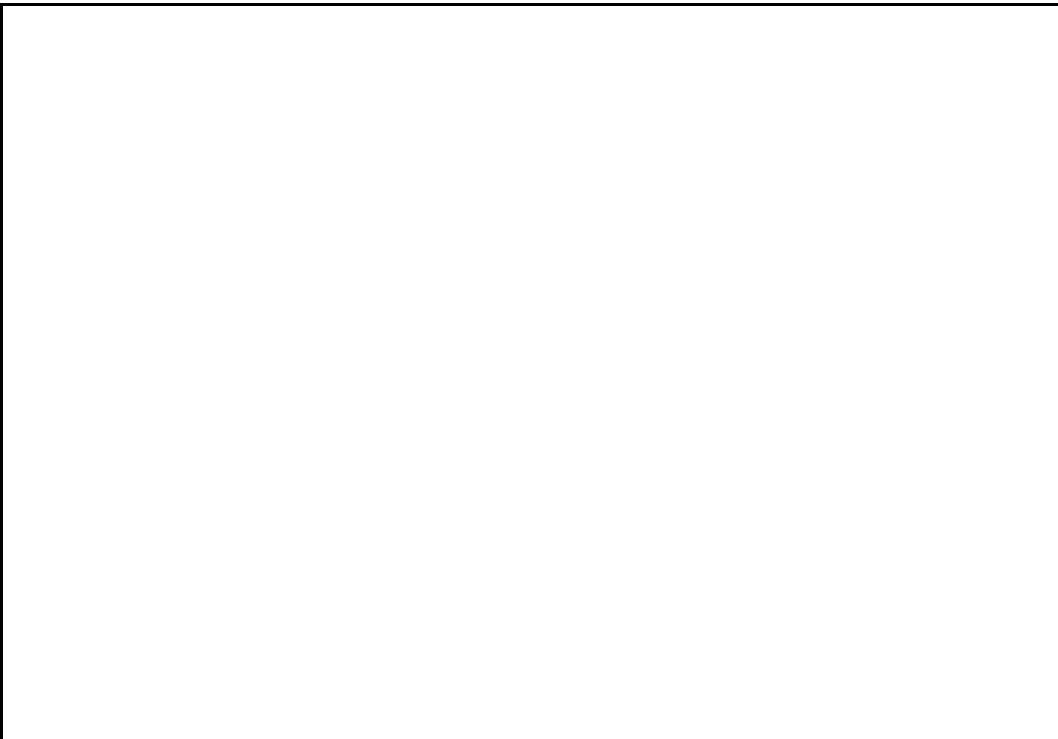
## KEY FEATURES

- THREE STOREYS
- COMMERCIAL PROPERTY
- HIGH STREET LOCATION
  - SPACIOUS ROOMS
  - DOUBLE FRONTED
  - A3 PLANNING
- VACANT POSSESSION
- VIEWINGS BY APPOINTMENT

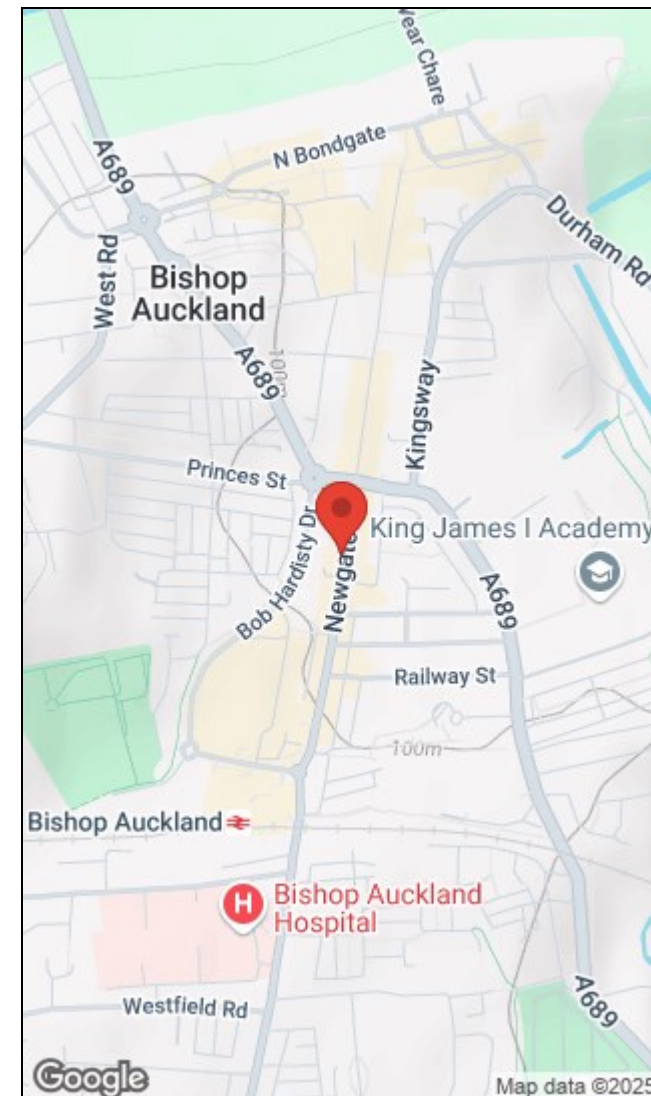












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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