



HUNTERS[®]
HERE TO GET *you* THERE

1A Tenters Street, Bishop Auckland, DL14 7AB

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Price £160,000

A great opportunity to purchase this large commercial property which has previously operated as a successful cafe in a prime position in the heart of Bishop Auckland. Positioned in an area with high customer footfall, and is in good condition as well as being fully fitted with all required fixtures and fittings. The property contains a café area with seating for 48 as well as serving counter, food preparation rooms, toilets and storage facilities. The first floor has been previously used as office space but has potential to be converted into a self contained two bedroomed flat, subject to relevant planning consents. It would comprise a living room, kitchen, two bedrooms and bathroom.

Bishop Auckland town centre has a range of businesses including a mix of retail stores, food outlets, local independent stores as well as financial services including banks. The town centre has undergone major investment to improve local services as well as provide the town with attractions such as the Mining Art Gallery, Auckland Tower, Auckland Castle, Deer Park and Walled Gardens as well as future planned attractions such as the Spanish Art Gallery and Faith Museum. The town centre is also host to an array of popular annual events such as the Food Festival, and Kynren - the open air live action show, which attract thousands of people from much further afield every year.

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





