



HUNTERS®

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90 Newgate Street, Bishop Auckland, DL14 7HD

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90 Newgate Street, Bishop Auckland, DL14 7HD

Price £62,000

Two storey commercial property offered to the market for sale. The property is located in a prime position on Newgate Street, in the heart of Bishop Auckland offering a high customer footfall. The property comprises; a spacious and bright main retail area, office space and dual WCs to the ground floor. The first floor consists of the the kitchen and additional room which could be utilised as a bedroom or as additional storage space. Externally, the property benefits from an enclosed yard with gated access to the rear.

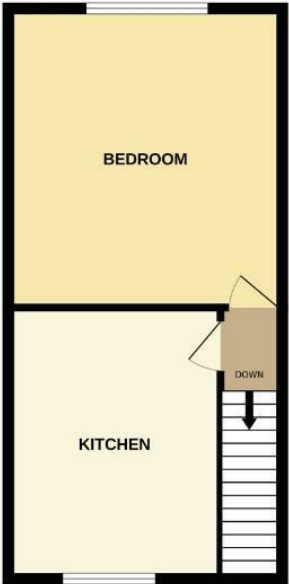
Bishop Auckland town centre has a range of businesses including a mix of retail stores, food outlets, local independent stores as well as financial services including banks. The town centre has undergone major investment to improve local services as well as provide the town with attractions such as the 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.
Made with Metropix C3025

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 

Shop

30'2" x 14'0"

The main shop floor is located to the front of the property, offering a large, bright space which could be utilised for a variety of different commercial purposes. The shop floor benefits from a large window to the front elevation which spans the width of the property allowing for plenty of natural light.

Office

14'0" x 6'6"

A small office space to the rear of the shop floor which provides a great storage space.

WC

4'11" x 4'11"

Ground floor WC.

WC

4'11" x 4'7"

Second ground floor WC.

Kitchen

13'8" x 10'7"

The kitchen is fitted with a sink/drainage and base cabinet with additional tables and plenty of space for additional free standing appliances and furniture.

First Floor Room

15'1" x 13'9"

A large room located to the first floor which can be used as a large master bedroom or as an additional office/storage space. Offering plenty of space for furniture and window to the front elevation.

External

Externally, the property benefits from an enclosed yard with gated access to the rear.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

