



**TO LET – GROUND FLOOR SHOP (May Split)**

Ground Floor 168 Newgate Street, Bishop Auckland DL14 7EJ

## LOCATION

Bishop Auckland is a busy market town in a popular commercial location with a large catchment area lying approximately 12 miles south of Durham City and 13 miles north of Darlington. The property is edge of town centre but in the most popular non pedestrianised location of town. The established local independent retailers here benefit lower rents and rates than closer into town.

## DESCRIPTION

The property comprises a ground floor shop with rear servicing off Morrisons Car. A popular location due to low rental and rates costs the area is ideal for a variety of uses subject to planning.

The shop is being stripped of its former bookmaker fit out as shown on the attached photos and will be completed to a white box specification by the landlord including rudimentary lighting and sockets.

## ACCOMMODATION

Briefly the property provided the following approximate net internal area:

Ground floor sales	94.0 m <sup>2</sup>	(1,012 sq ft)
Rear kitchen and staff WC		
DWC		

## LEASE DETAIL

The property is available by way of a new tenants full repairing and insuring lease for a minimum term of 3 years at a commencing rental of £8,000 per annum exclusive.

VAT at is charged on top of the rent so equates to £800 per months including VAT.

## RATES

The Valuation Office Agency website lists the ground floor shop with Rateable Value with effect from April 2023 as £9,300 RV.

We anticipate that occupiers will benefit from 100% Small Business Rates Relief. Interested parties should verify the accuracy of this information and rates payable with the local Rating Authority.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

## VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Ratings has been assessed as D (89). A full copy of the EPCs are available on request:

## VIEWING

Strictly through the agents:

Connect Property NE Ltd:

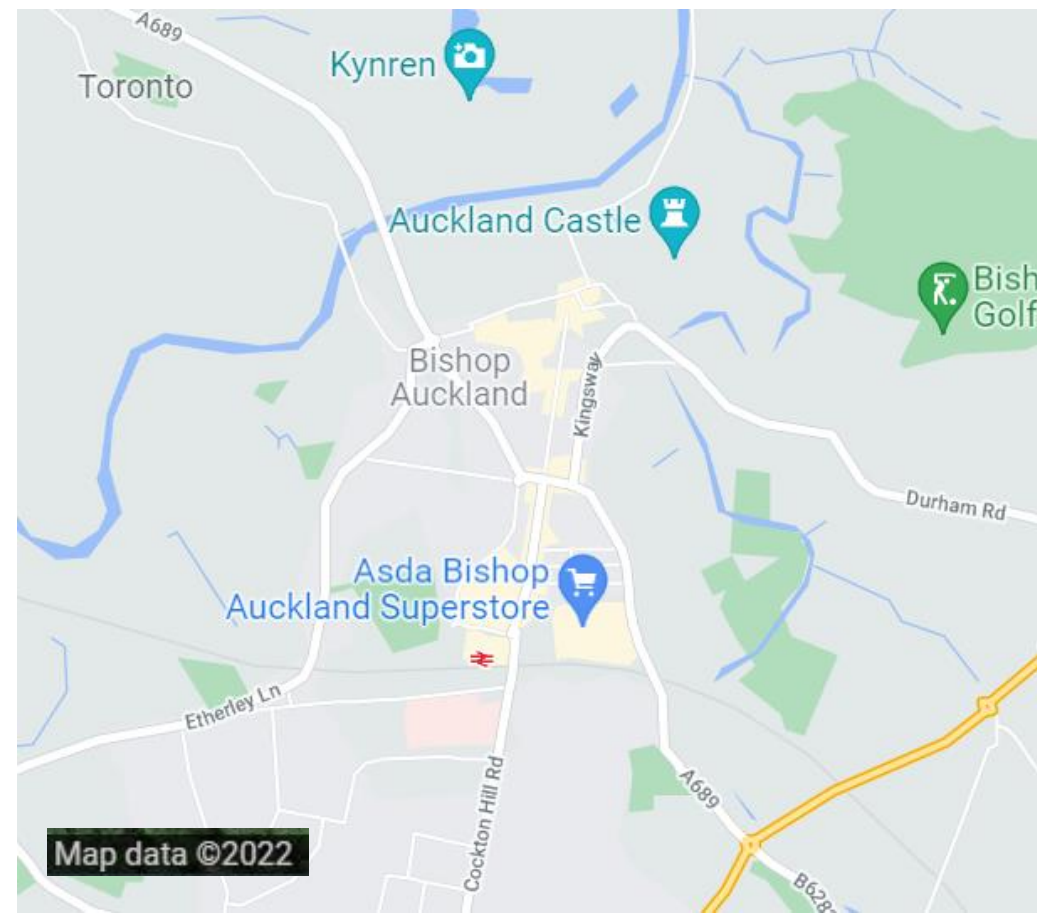
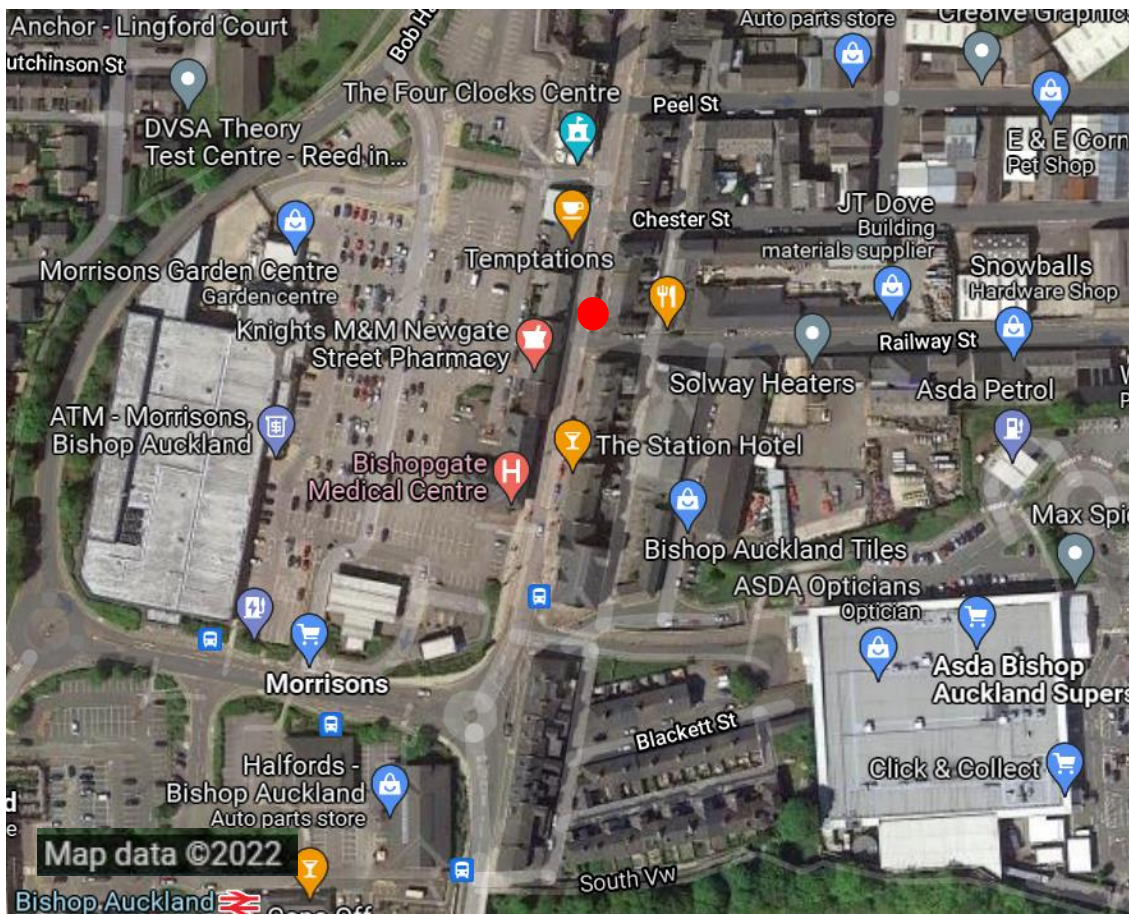
Andrew Wilkinson

Mob: 07904 622277

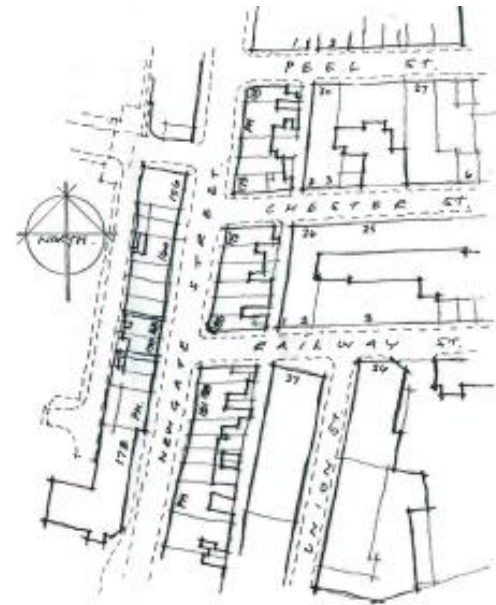
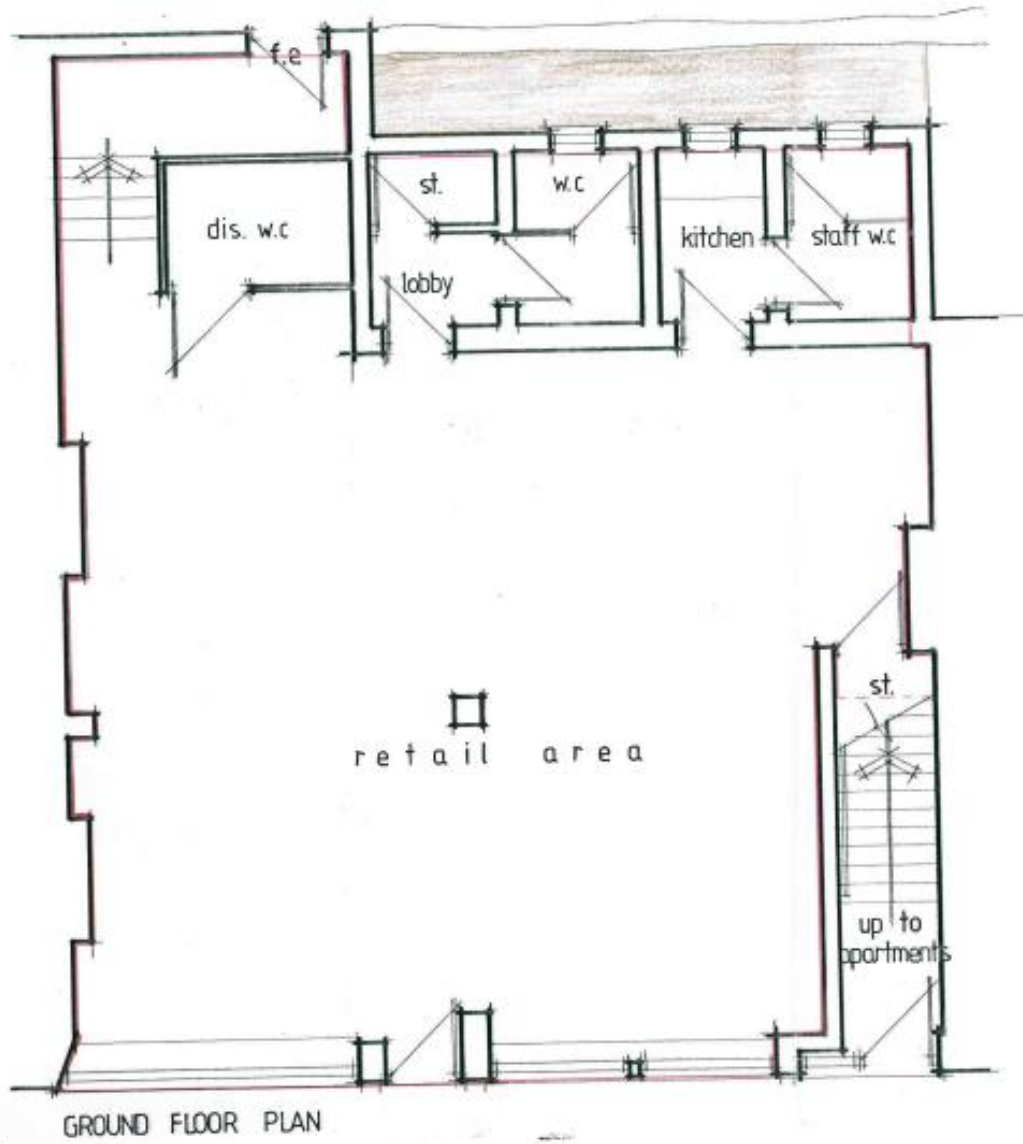
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