



SHOP FOR SALE OR TO LET

68 NEWGATE STREET, BISHOP AUCKLAND DL14 7EQ

REDUCED PRICE AND RENT

- Busy town centre location
- Close to Peacocks, Halifax, Specsavers and Bon Marche
- £30m private investment in Bishop Auckland Castle and the growing internationally acclaimed Kynren Production
- **Small Business Rates Relief applicable**
- **Ground Floor Sales 133.6 m² (1,438 sq ft) + uppers**

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Connect Property NE

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LOCATION

Bishop Auckland is a historic market town situated in the North East of England, 12 miles South of Durham and 14 miles North of Darlington with a resident population of approximately 24,764 persons.

The premises are in a prominent position on to Newgate Street, the principal high street retailing destination for the town. Retailers in the immediate vicinity include Peacocks, Halifax, Specsavers and Bon Marche.

The Town is undergoing positive change with a reported £30m private investment in Bishop Auckland Castle, The Auckland Project www.aucklandproject.org and the growing internationally acclaimed Kynren production <https://elevenarches.org/> attracting over 8,000 visitors to the town every weekend during peak season.

ACCOMMODATION

The property provides the following approximate net internal areas and dimensions:-

Gross Frontage	7.0 m	(23'00")
Internal Width	6.7 m	(22'00")
Shop Depth	19.7 m	(64'06")
Ground Floor Sales	119.9 m²	(1,291 sq ft)
Ground Floor Staff / store	13.7 m ²	(147 sq ft)
First Floor (upon application)		
Total	133.6 m²	(1,438 sq ft)

LEASE TERMS

The property is available by way of a new Full Repairing and Insuring lease for a minimum term of 5 years at an initial commencing rent of £15,000 per annum exclusive.

PRICE

The Freehold of the whole property is available at a reduced price of £147,500. The uppers could potentially offer residential conversion potential having independent access and a natural room layout off a main corridor.

RATING

Rateable Value 2023 - £10,000. UBR 2023/2024 – 49.9p in the £. **Under current government legislation Small Business Rates Relief could result in no rates being payable on the unit subject to individual circumstances.** <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

VAT

The rent/price is deemed to be exclusive of Vat.

LEGAL FEES

Each Party to pay their own.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed for a new EPC rating of B(45). A full copy is available for inspection upon request.

VIEWING

Strictly through the agents Connect Property NE:

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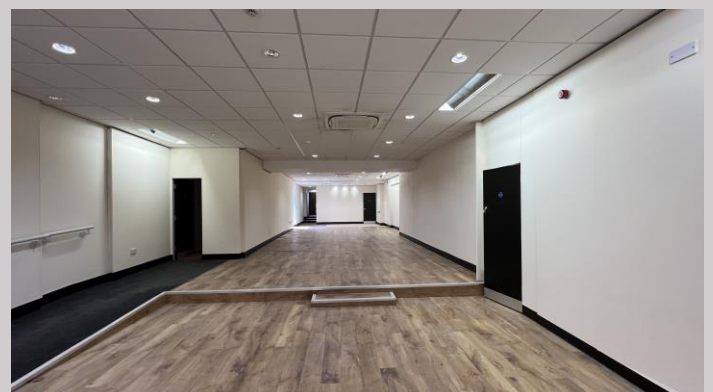
Or our Joint agent Brassington Rowan:-

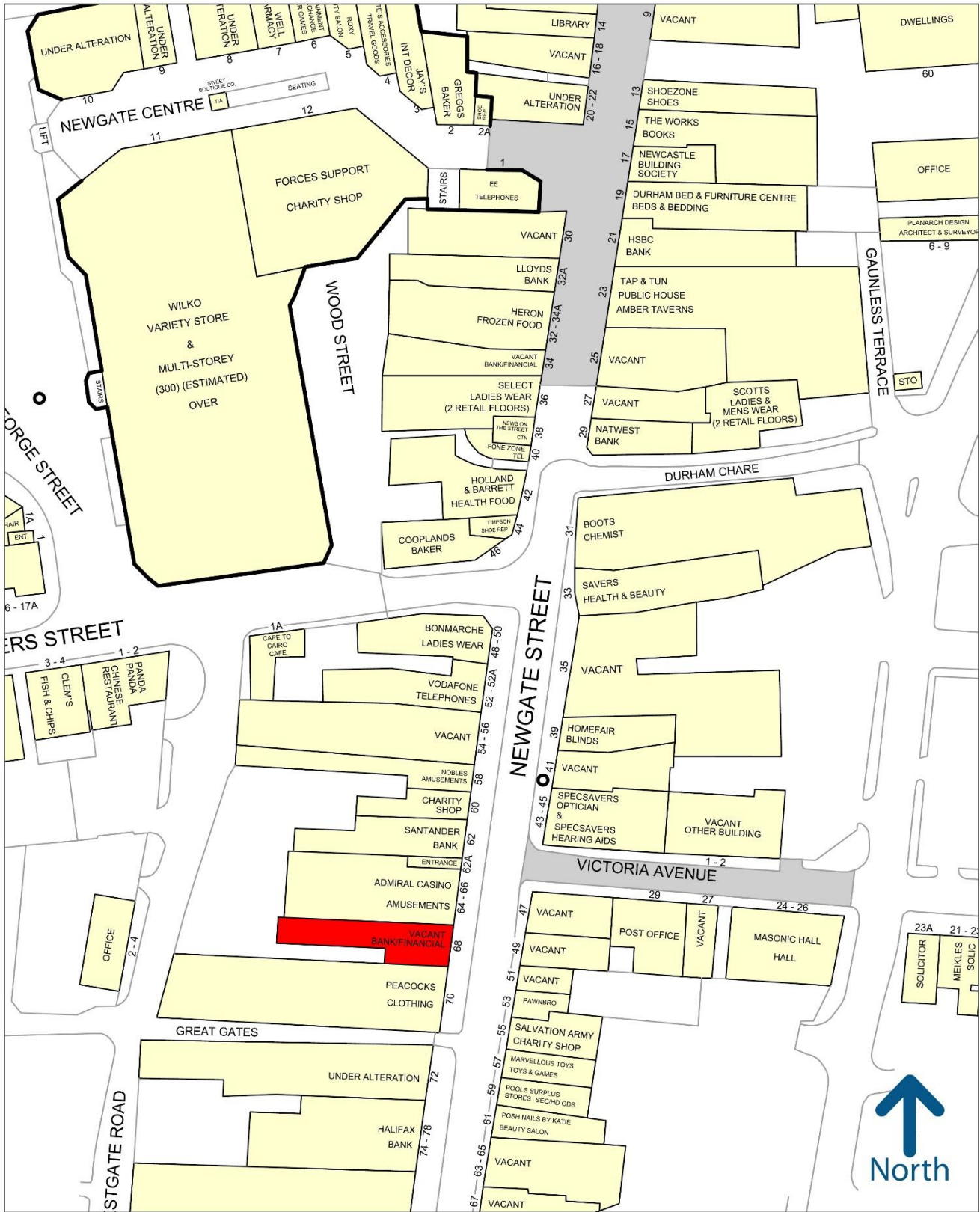
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50 metres

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