



TO LET

**UNIT 20 ABRAHAM RETAIL PARK, ST HELEN AUCKLAND,
BISHOP AUCKLAND DL14 9TT**

- Busy out of town location
- Adjacent to CEF, Screwfix & opposite MKM and close to Subway, Dominos and McDonalds
- New lease available
- **Ground: 201.8 m² (2,173 sq ft)**
- **Mezzanine: 140.8 m² (1,516 sq ft)**

Contact:

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LOCATION

The property is situated between the old A688 and the new Auckland A688 Bypass West of Bishop Auckland. Bishop Auckland is located approximately 14 miles North West of Darlington, 24 miles West of Middlesbrough and 13 miles South of Durham City.

Existing occupiers near by include **McDonalds, Starbucks, Dominos, Subway, Chisholm bookmakers, Barnardos, Linthorpe Beds, ScrewFix, MKM, Travis Perkins.**

The location has been the focus of significant recent retail and Leisure development to become the primary food retail destination in the area. Bishop Auckland Leisure Park is due to open 2024 anchored by **Reel Cinema, The Range and Wickes.**

Othe occupiers close by include **M&S, Boots, Pets at Home, TK Maxx, Sports Direct, Home Bargains, Next, Sainsbury's, Tesco Extra, KFC Drive Thru and Marston's Family Pub, Lidl and Aldi.**

ACCOMMODATION

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

- **Ground:** 201.8 m² (2,173 sq ft)
- **Mezzanine:** 140.8 m² (1,516 sq ft)

RESTRICTED USES

A new occupier will covenant not to engage in business whose principal business is EITHER the sale of ground beef or chicken products OR operation as a Coffee shop OR Bookmaker OR Selling beds.

TERMS

The property has E class planning consent and is available by way of a new Full Repairing and Insuring lease for a min term of 5 years at a rent of £36,500 pax. A service charge of approximately £2,200 pa is payable on top of the rent.

VAT

Vat is charged on top of the rent stated at 20%.

RATING

Rateable Value 2023 - £25,000

UBR 2023/2024 – 49.9p in the £

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating has been assessed as B (38). A full copy of the EPC will be available for inspection if required on completion.

VIEWING

Strictly through the agents Connect Property NE:

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