



SHOP TO LET

51 NEWGATE STREET, BISHOP AUCKLAND DL14 7EW

- Busy town centre location
- Peacocks Opposite, Halifax and Boyes close by
- £30m private investment in Bishop Auckland Castle and the growing internationally acclaimed Kynren Production
- **No VAT to pay**
- **Ground Floor Sales: 38.3 m² (412 sq ft)**

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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 located in a prominent position with return frontage on to Newgate Street, the principal high street retailing destination for the town. Retailers in the immediate vicinity include **Halifax** opposite, **Peacocks**, **Ladbrokes**, **Boyes**.

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

ACCOMMODATION

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

Shop Width	3.84 m	(12' 07")
Shop Depth (max)	11.3 m	(37' 01")
Ground Floor Sales	38.3 m²	(412 sq ft)
First Floor Staff / store	40.1 m ²	(432 sq ft)
Total	78.4 m²	(844 sq ft)
WC		



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 rent of £8,500 per annum exclusive. (Approx. £163 per week)

RATING

Rateable Value (2023) - £4,550
UBR 2024/2025 – 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.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance rating of E (118). A full copy of the EPC is being prepared and will be available for inspection if required.

VIEWING

Strictly through the agents Connect Property NE:

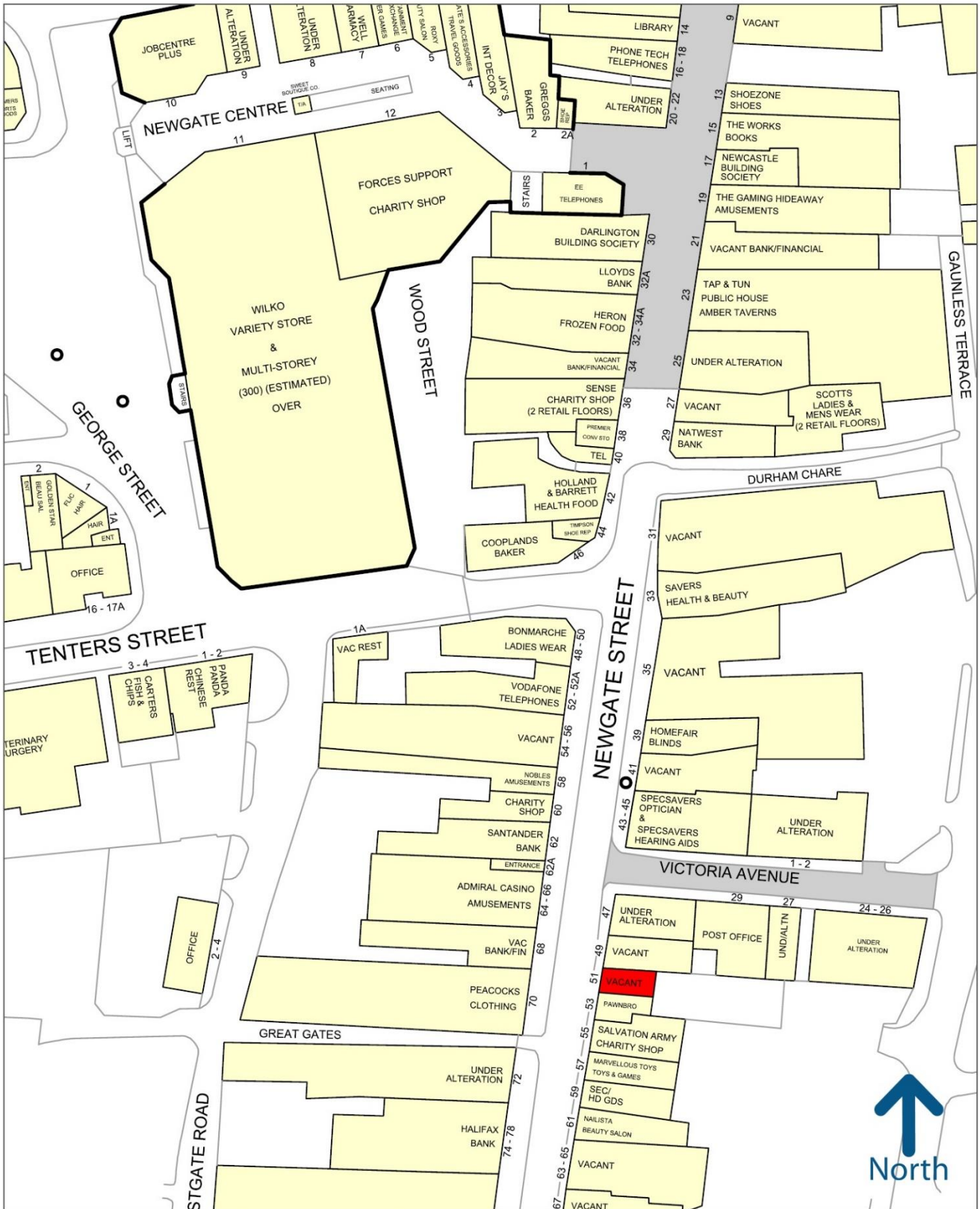
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50 metres

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