



TO LET

17-19 NEWGATE STREET, BISHOP AUCKLAND DL14 7EP

- 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
- **Ground Floor Sales 296.2 m² (3,188 sq ft) plus 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, and Specsavers.

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:-

Ground Floor Sales	296.2 m ²	(3,188 sq ft)
First Floor sales	139.1 m ²	(1,498 sq ft)
First Floor ancillary	90.3 m ²	(971.9 sq ft)
Total	525.6 m²	(5,658 sq ft)

WCs on First Floor. Passenger lift. Gates Rear service yard. Aircon and suspended ceilings.

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 £21,000 per annum exclusive.

RATING

Rateable Value 2023 - £16,750.

UBR 2024/2025 – 49.9p in the £. Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

VAT

The rent 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 D (84). A full copy is available for inspection upon request.

VIEWING

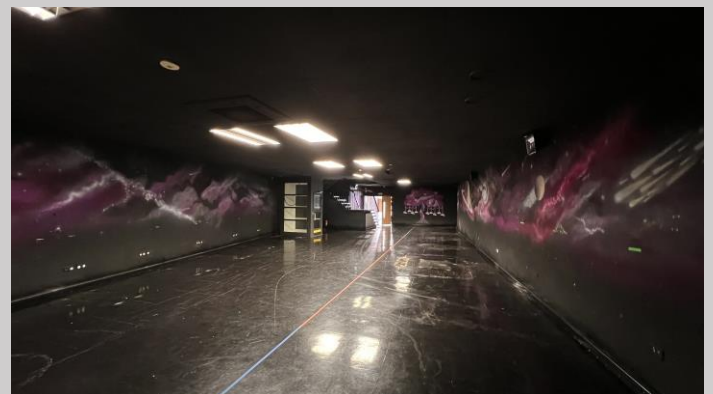
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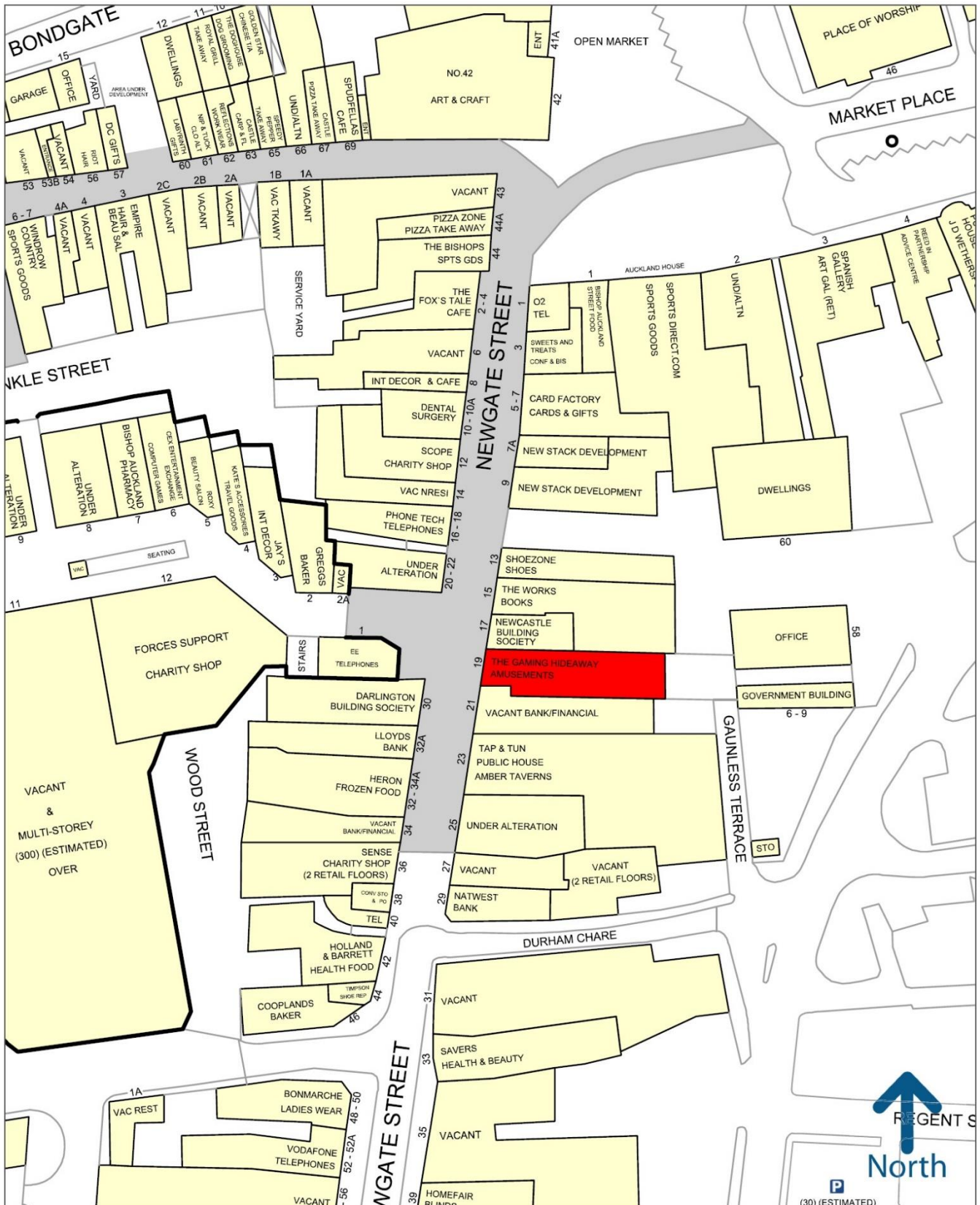
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50 metres
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