

TO LET – £12,000 per annum, exclusive
60-62 Newgate Street, Bishop Auckland,
Co. Durham, DL14 7EQ
Ground Floor Retail Premises – 1,955sq.ft.

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SITUATION/LOCATION

The property fronts Newgate Street in the heart of Bishop Auckland town centre amongst occupiers including Specsavers, Cooplands, Santander and Vodafone amongst a diverse variety of other established businesses. Bishop Auckland is a popular Market Town presently undergoing considerable regeneration around the Castle/ Market Place through the Auckland Trust. Bishop Auckland lies approximately 11 miles south of Durham, 12 miles north of Darlington and 14 miles east of Barnard Castle with convenient transport links across the region.

DESCRIPTION

Ground floor retail premises.

The property incorporates glazed window frontage to Newgate Street comprising an open plan and versatile sales area held over split level with office, kitchen and store to the rear.

There is parking for (up to) 2 cars at the rear (in tandem) and rear delivery access.

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

| | | |
|-------------------|-------------|-------------|
| Main Sales | 57.76sq.m. | 622sq.ft. |
| Split Level Sales | 57.05sq.m. | 614sq.ft. |
| Kitchen/ Staff | 21.11sq.m. | 227sq.ft. |
| Stores | 45.69sq.m. | 492sq.ft. |
| Net Internal Area | 181.61sq.m. | 1,955sq.ft. |

COSTS

Each party shall be responsible for their own legal fees incurred within this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

£9,000

The Property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

We are advised by our client that VAT is not applicable to the rent.

VIEWING

Strictly by appointment only through agents.

EPC

B-30



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

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