

**TO LET - £7,800 per annum, exclusive**

**Unit 1, Union Street,  
Bishop Auckland, Co Durham, DL14 7TB**

**Versatile Light Industrial Premises – 2,080sq.ft.**

**CARVER**

COMMERCIAL

CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

Union Street lies adjacent to Railway Street and Newgate Street on the periphery of Bishop Auckland town centre. Occupiers in the vicinity are predominantly trade related including Dove Building Supplies, Wolseley and Bishop Auckland glazing 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

Attached light industrial premises of traditional brick construction held under a dual pitched slate tile covered roof.

The property comprises an open plan workshop with incorporating former spray booth and wc. There is a three phase power supply and vehicular access by way of roller shutter.

There is an enclosed yard at the rear suitable for storage.

The property may suit a variety of business uses, including motor trade, subject to any necessary Landlord/ Planning/ Statutory/ Local Authority consents.

## LEASE TERMS

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

**18 St Cuthberts Way, Darlington,  
County Durham, DL1 1GB  
Telephone: 01325 466 945  
enquiries@carvercommercial.com**

## ACCOMMODATION

Gross Internal  
Area Approx: 193.31sq.m. (2,080sq.ft.)

## COSTS

Each party shall be responsible for their own legal costs 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

£5,200

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.

## ENERGY PERFORMANCE ASSET RATING

D-89



**IMPORTANT NOTICE:** whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

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