



12 Fore Bondgate, Bishop Auckland DL14 7PF

- Vacant Ground Floor Hot Food Takeaway
- Floor Area 78.9 sq. m. (849 sq. ft.)
- Suitable for a Variety of Other Uses
- Rent Free Period Available
- Small Business Rate Relief
- High Street Location within Town Centre
- On Street Parking

Rent £10,000 per annum

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Location

The unit fronts onto both Fore Bondgate and Finkle Street within the market town of Bishop Auckland, which is home to the award-winning open-air show Kynren held on Saturdays from late June to mid-September bringing thousands of visitors to the town. Durham City centre is approximately 12 miles North East from Bishop Auckland.

Description

The unit is located on the ground floor of a three storey property with pitched roof, consisting open plan service area, kitchen, store and staff W.C facilities. The takeaway is accessed via both Fore Bondgate and Finkle Street. It would suit a variety of uses or cuisines if taken as a takeaway.

Area	sq. m.	sq. ft.
Ground Floor		
Service Area	37.03	398.59
Kitchen	29.97	322.62
Store / Prep	9.68	104.25
W.C	2.20	23.76
Total	78.89	849.22

Rent

£10,000 per annum (introductory offer)

Tenure

Leasehold – A new lease is available subject to terms and conditions.

Viewing

Strictly by appointment through this office.

Rateable Value

The 2024 Rating List entry is Rateable Value £5,500.

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Amended January 2025



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