

FOR SALE BY AUCTION

Starting Bid £40,000 plus reservation fee

83 Newgate Street, Bishop Auckland, DL14 7EW

Ground Floor Retail Premises – Previous Hot Food Takeaway Planning Consent – 1,440sq.ft.

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SITUATION/LOCATION

The property fronts Newgate Street in the heart of Bishop Auckland town centre amongst a diverse range of occupiers including Boyes, Hays Travel and Halifax amongst a diverse variety of local businesses. Bishop Auckland is a popular market town situated approximately 10 miles south of Durham and 14 miles from Darlington. The town is presently undergoing significant regeneration through The Auckland Project.

DESCRIPTION

Single storey ground floor retail premises held under flat roof comprising an open plan and versatile sales area and rear stores/ wcs. The property is heated by way of a gas fired central heating system and incorporates an electrically operated steel security shutter at the front.

The property has most recently been used as a Nail Bar (Class E) but has previously had consent for a hot food takeaway.

TENURE

Freehold

ACCOMMODATION

The accommodation briefly comprises:-

Sales	112.42sq.m.	1,210sq.ft.
Stores	21.33sq.m.	230sq.ft.
Net internal area	113.75sq.m.	1,440sq.ft.

RATEABLE VALUE/ COUNCIL TAX

The property is recorded in the current ratings list from 1st April 2017 at £7,700. 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

TBC

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-69



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

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. Carver Commercial or any joint 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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AUCTIONEER'S COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as "The Auctioneer".

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents.

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The legal pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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