

TO LET – £9,000 per annum plus VAT

**“Former Bishop Trains”, Bob Hardisty Drive,
Bishop Auckland, Co. Durham, DL14 7TL**

Versatile Office Premises with Parking – 736sq.ft.

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SITUATION/LOCATION

The property is situated within an attractive retail development accessed from Bob Hardistry Drive on the periphery of Bishop Auckland town centre. Occupiers within the development include Halfords, B and Q, Barclays and Bishop Auckland Train Station. Bishop Auckland is a popular market town situated approximately 14 miles from Darlington and 12 miles south of Durham.

DESCRIPTION

Single storey office premises of traditional brick construction held under a multi-pitched tile covered roof.

The property comprises an open plan office with kitchen, stores and wcs incorporating a suspended ceiling with integrated LED lighting and heated by way of electrically operated radiators.

Externally there is parking for 4 cars at the side.

TENURE

Leasehold.

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

ACCOMMODATION

Net Internal Area | 68.39sq.m. | 736sq.ft.

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.

COSTS

The incoming tenant shall be responsible for the Landlord's reasonable legal fee (plus VAT) incurred within this transaction.

RATEABLE VALUE

£5,000

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

VAT is applicable to the rent.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-72



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

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