

TO LET – £7,800 per annum, exclusive

173 Newgate Street

Bishop Auckland, Co Durham, DL14 7EN

Two Storey Corner Retail Premises with Return Frontage – 920sq.ft.

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SITUATION/LOCATION

The property fronts Newgate Street on its corner with Chester Road on the periphery of Bishop Auckland Town Centre. Occupiers in the vicinity include Morrisons Food and Fuel Store, Halfords, Barclays and Hewitts Solicitors amongst a diverse variety of independent business including professional services, shops, and cafes/eateries. All town centre amenities are within convenient walking distance including the Newgate Shopping Centre and Car Park approximately 200m distant. Bishop Auckland is a popular market town situated approximately 12 miles south of Durham and 14 miles north of Darlington with access across the region via A688, A167 and A1M.

PREMISES

Two storey retail premises of traditional brick construction held under a multi pitched tile covered roof.

The property occupies a prominent corner position with glazed return frontage to Chester Road. The ground floor comprises an open plan and versatile sales area with kitchen. There are a range of office/ store rooms and wcs on the first floor.

The property may suit a variety of business uses subject to any necessary planning/ statutory/ landlord consents.

TENURE/ LEASE TERMS

Leasehold. A new lease is available on standard full repairing and insuring terms. Length of lease negotiable.

ACCOMMODATION

Ground Floor	32.76sq.m.	353sq.ft.
First Floor	52.64sq.m.	567sq.ft.
Net Internal Area	85.4sq.m.	920sq.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

£4,900.

The property falls within the threshold for small business relief and eligible occupiers should benefit from rates relief. 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

E -115



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

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