

TO LET – £5,800 per annum, exclusive

55 Fore Bondgate

Bishop Auckland, Co Durham, DL14 7PE

Ground Floor Shop Premises – 330sq.ft.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
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SITUATION/LOCATION

The property fronts Fore Bondgate adjacent to the Market Place in the heart of Bishop Auckland town centre. The immediate vicinity incorporates a diverse variety of business occupiers including professional services, shops and cafes/ bars/ eateries. All town centre amenities are within convenient walking distance including the Newgate Shopping Centre and Car Park approximately 50m 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

Ground floor shop premises comprising an open plan and versatile sales area with rear ancillary store and wc

The property incorporates glazed window frontage protected via an electrically operated steel security shutter.

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

TENURE

Leasehold

LEASE TERMS

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

ACCOMMODATION

Net Internal Area	30.64sq.m.	330sq.ft.
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COSTS

Each party shall be responsible for their own legal fees 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

£3,100.

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

C - 65



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

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