

# BISHOP AUCKLAND

## 43 NEWGATE STREET

### PRIME RETAIL UNIT TO LET

### CLOSE TO NEW POUNDLAND STORE

#### LOCATION

Bishop Auckland is located approximately 12 miles south west of Durham and 14 miles north west of Darlington, and draws on a district population of 61,300 persons.

The premises occupy a highly prominent location on Newgate Street and benefit from both strong passing footfall and vehicular traffic, three doors away from a new c.10,000 sq ft **Poundland** store.

Other nearby occupiers include **Boots, Bon Marche, Savers, Vodafone, Thomas the Bakers, Heron, Brighthouse** and **Specsavers**.

#### ACCOMMODATION

The property offers the following approximate net internal floor areas:-

Ground Floor Sales	53.88 sq m	580 sq ft
Upper Ground Flr Sales	23.32 sq m	251 sq ft
Basement Anc	94.85 sq m	1,021 sq ft

#### RENT

Offers in the region of £ 25,000 pax are invited.

#### LEASE

The premises are offered by way of a new FRI lease for a term of years to be agreed.

Threadneedle supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007. Further information can be found by following the link:-

<http://www.leasingbusinesspremises.co.uk>



#### RATES

We are advised that the property is assessed as follows:-

Rateable Value	£ 23,750.00
UBR (2012/2013)	45.8p
Rates Payable (2012/2013)	£ 10,877.50

This firm gives no warranty that these values are accurate and interested parties are advised to make their own enquiries with Durham County Council's Business Rates Department (tel 0300 123 7070). The Rates Payable may be subject to transitional relief.

#### COSTS

Each party to bear their own legal and professional costs incurred in the transaction.

#### VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

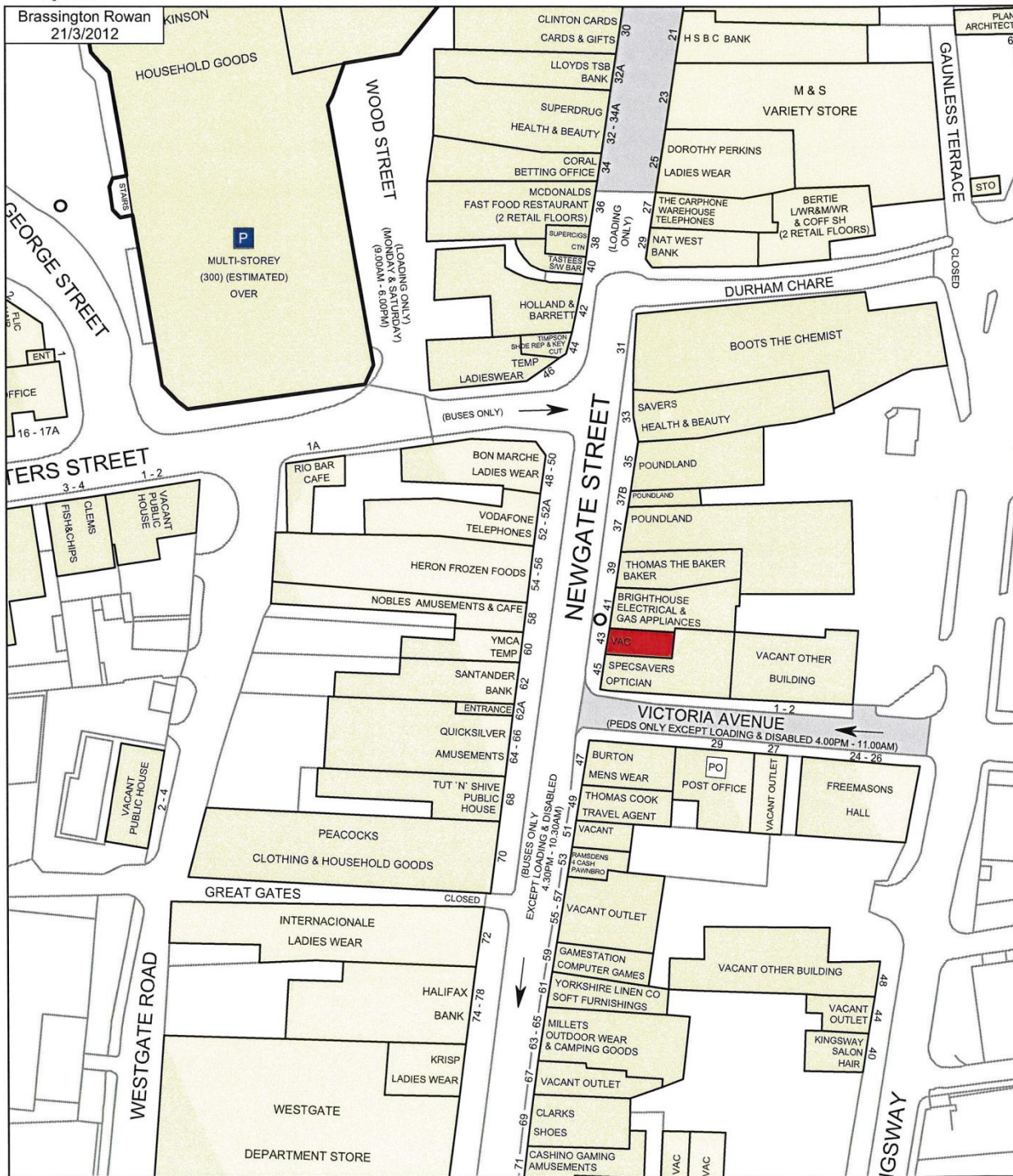
#### VIEWING & FURTHER INFORMATION

Please contact the joint letting agents for further details or to arrange an inspection:

Alex Mayor      D: 0113 383 3757  
E: alex.mayor@brassrow.co.uk

Or our joint agents, Colliers on tel 0113 200 1800.

#### SUBJECT TO CONTRACT



50 metres

**BRASSINGTON ROWAN**

**0113 242 2622**

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