

BISHOP AUCKLAND DL14 7EG

38 NEWGATE STREET

100% PRIME SHOP TO LET

BETWEEN POUNDLAND/ SAVERS AND M&CO/ THE WORKS (new)



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 100% highly prominent location on Newgate Street between the entrance to **Newgate Centre (Wilko, New Look, Greggs)** and **Boots, Savers** and **Poundland**.

Other nearby occupiers include **Heron Foods, EE, Holland & Barrett, Timpsons, Cooplands** and **Bon Marche**.

Culturally, **The Auckland Project** regeneration initiative has encouraged the development of **The Mining Gallery** and **Viewing Tower** with **Auckland Castle** and **Spanish Art Gallery** refurbishments to follow.

See www.aucklandproject.org

ACCOMMODATION

The premises provide the following approximate dimensions and net floor areas:-

Internal Width	28'2"	8.67m
widening to	33'7"	10.24m
Shop Depth	91'0"	27.74m

Ground Floor Sales	2,939 sq ft	273.04sqm
Raised Rear Store	182 sq ft	16.97sqm
First Floor Ancillary	2,164 sq ft	201.04sqm

RENT

Offers in the region of £ 28,500 p.a. are invited.

LEASE

New FRI lease available for a term to be agreed subject to 5 yearly upward only rent reviews.

COSTS

Each party to bear their own costs.

RATES

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

Rateable Value (2017)	£ 29,500.00
UBR (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£ 14,720.50
Estimated payable with retail relief	£ NIL

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be made available on request.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT. Interested parties must satisfy themselves independently as to the incidence of VAT on any transaction.

VIEWING & FURTHER INFORMATION

STAFF ARE UNAWARE of the impending disposal and all enquiries must be directed to the sole agents:-

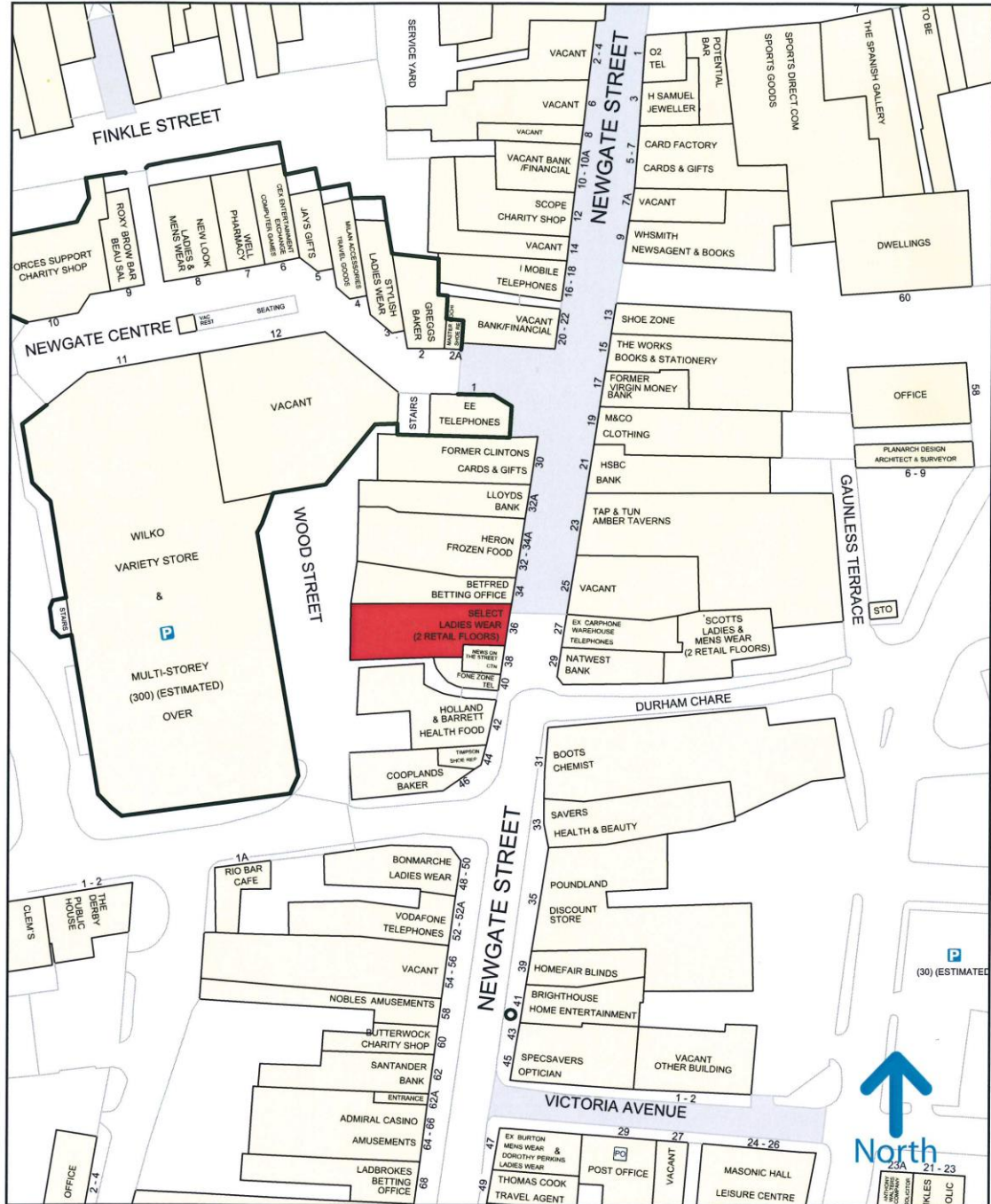
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SUBJECT TO CONTRACT & VACANT POSSESSION



Bishop Auckland



50 metres

Experian Goad Plan Created: 15/10/2019
Created By: Brassington Rowan



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