BISHOP AUCKLAND DL14 7PB

UNIT A, 44 MARKET PLACE WITH RETURN FRONTAGE TO NEWGATE STREET

OVERLOOKING THE HEART OF THE AUCKLAND PROJECT

LOCATION
Bishop Auckland is located approx. 16 miles south of Durham and 14 miles north-west of Darlington. The town has a resident population of approximately 25,000.

The Auckland Project is a phenomenal regeneration initiative expected to generate c.200,000 visits per year. The Mining Art Gallery, Auckland Tower and the Auckland Castle Refurbishment are all now open. Spanish Art Gallery, The Walled Garden and Restaurant will follow.

Recent arrivals include the popular **Fox's Tale Café** adjacent, **Newcastle Building Society** and **Queensway Orthodontics,** joining **Sports Direct, O2, Card Factory** and **WH Smith** nearby.

ACCOMMODATION
The property is arranged on ground floor only and offers the following net internal areas:-

Ground Sales	887 sq ft	82.40 sq m

LEASE
A new effectively full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

REDUCED QUOTING RENT
Offers in the region of £11,000 per annum are invited.

COSTS
Each party to bear their own costs.

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

Rateable Value (April 2023)	£5,000.00
UBR (2025/2026)	49.9p

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

ENERGY PERFORMANCE CERTIFICATE
The Energy Performance Asset Rating is Band D (76). A copy of the EPC is available for inspection if required.

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 sole letting agents for further details or to arrange an inspection:-

John Birtwistle	M:	07711 646990
	E:	johh.birtwistle@brassrow.co.uk
Jason Oddy	M:	07718 159671
	E:	jason.oddy@brassrow.co.uk

SUBJECT TO CONTRACT

FINKLE STREET

NEWGATE STREET

Map labels (shops/units):

16, 15, WAREHOUSE, OFFICE, NIP & TUCK, GRILL, STAR, SPEEDY PEPPER, CASTLE PIZZA, VACANT, NO. 42, THE AUCKLAND PROJECT, 42

LABYRINTH, REFLECTIONS, CASTLE CARPETS, 58-59, 60, 61, 62, 63, 64, 66-65, 67, 68

PEACE GOLD JEWELLERY, VACANT, WALL FLOWER, IF-IT'S, VACANT, 52, 53, 54, 55, 56-57, 2B, 2A, 2, 1A, 1, GILLIAN ARNOLD, 43

WINDROW SPORTS, 5-7, 4A, 4, VACANT, EMPIRE HAIR & BEAUTY, 3, HEAD IN THE CLOUDS, LOST CAUSE CLUB, VACANT, VACANT, BISHOP AUCKLAND'S BIG PICTURE

PIZZA ZONE, TO LET - ALL ENQS BRASSROW, 44A, 44

VACANT, 2-4

VACANT, 6, O2, 1, MRS M EVENT SPACE, 2, SPORTS DIRECT, SPANISH GALLERY, NISH LERY, STILLO

MOSS & IVY, 8, 3, SWEETS AND TREATS, 5-7

QUEENSWAY ORTHODONTICS, 10, CARD FACTORY, 9, DWG 68

VACANT, 12, 9A, STACK FOOD & BEVERAGE, DWG 66, DWG 62, DWG 64

VACANT, 14, DWELLINGS

PHONE TECH, 16, THE CRAFT HOUSE, 18, 13, VACANT, 60

ROXY BEAUTY, KATE'S ACCESSORIES, CEX, VACANT, VACANT, 9, 8, 7, 6, 5, 4, JAY'S, 3, GREGGS, 2, 15, THE WORKS

11, 12, FORCES SUPPORT, 17, NEWCASTLE BUILDING SOCIETY, OFFICE, 58

EE, 19, VACANT, BISHOP AUCKLAND TOWN COUNCIL, 54

DARLINGTON BUILDING SOCIETY, 30, 21, VACANT

LLOYDS BANK, 32, 23, TAP & TUN P.H.

VACANT, HERON FOODS, 34, 25, THE MCINTYRE CENTRE COLLEGE

VACANT, 36, 27, VACANT, SCOTTS

SENSE CHARITY SHOP, 38, 29, NATWEST

PREMIER, 40, FONE ZONE, 42

HOLLAND & BARRETT, 44, 31, VACANT

TIMPSON, 46, COOPLANDS BAKERY, 48, 33, SAVERS

1A, 50-52, BED & SOFA STORE, 39, MRS MEGA DISCOUNT STORE

0   25 m   50 m

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