

## 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 (2024/2025)	49.9p
Rates Payable (2024/2025)	£2,495.00
Estimated Payable with Retail Relief	£ 623.75

For further details visit [www.voa.gov.uk](http://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    D: 0113 383 3758  
                          M: 07711 646990  
                          E: [johh.birtwistle@brassrow.co.uk](mailto:johh.birtwistle@brassrow.co.uk)

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### SUBJECT TO CONTRACT



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