

BISHOP AUCKLAND DL14 7EQ

68 NEWGATE STREET

WELL-FITTED SHOP TO LET
MAY SELL FREEHOLD

BETWEEN PEACOCKS/HALIFAX BANK
AND SPECSAVERS / BON MARCHE



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 are surrounded by national multiples including **Peacocks, Halifax Bank, Salvation Army, Santander, Specsavers, Vodafone** and **Bon Marche**.

Culturally, **The Auckland Project** regeneration initiative has encouraged the development of **The Mining Gallery, the Viewing Tower, Auckland Castle** and the **Spanish Art Gallery**. See www.aucklandproject.org

ACCOMMODATION

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

Gross Frontage	23'0"	7.01 m
Internal Width	22'0"	6.71 m
Shop Depth	64'6"	19.66 m

Ground Floor Sales	1,291 sq ft	119.94 sqm
Ground Staff/Store	147 sq ft	13.66 sqm
Upper Floor	Details on application	

RENT

Offers in the region of £15,000 p.a. are invited.

LEASE

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

FREEHOLD

The freeholders may consider offers in the region of £147,500 for the entire building, which could offer residential conversion potential.

COSTS

Each party to bear their own costs.

RATES

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

Rateable Value (April 2023)	£10,000.00
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

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

For further details or viewing arrangements please contact Brassington Rowan:-

John Birtwistle M: 07711 646990
E: john.birtwistle@brassrow.co.uk

Jason Oddy M: 07718 159671
E: jason.oddy@brassrow.co.uk

Or our joint agent Andrew Wilkinson at Connect
(Tel: 07904 622277)

SUBJECT TO CONTRACT



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