



To Let

Retail Premises

115 Newgate Street
Bishop Auckland
DL14 7EN

- Town centre retail/office premises
- Formerly occupied as estate agency
- Located within recognised estate agency pitch
- Well presented throughout
- Nearby occupiers include Hunters, Castledene, JW Wood, Downen and Robinsons

Head Office
51 Frederick Street
Sunderland SR1 1NF
Regulated by RICS

Location

Bishop Auckland is a market town located approximately 10 miles North West of Darlington and 9 miles South West of Durham City. Newgate Street is the main shopping area and the property is well located close to the crossroad junction with South Church Street. This area is considered to be the main estate agency pitch within the town and nearby occupiers include Hunters, JW Wood, Robinsons, Castledene and Downen.

Description

The property comprises well-presented ground floor retail premises together with First and Second Floor stores previously occupied by Hunters estate agents who have recently relocated nearby. Retail and A2 uses would be considered.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Sales/Office/Kitchen	716	66.52
First Floor		
Offices	229	21.27
Second Floor		
Store	284	26.38

Tenure

A new Lease is available at a commencing annual rental of **£8,000** for a term of years to be agreed (minimum **3** years) on an FRI basis subject to **3** yearly Rent Reviews

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£6,100**. The Uniform Business Rate for the Rates Year 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

DC1120

EPC

Energy Rating D

Internal

