



To Let

Retail Premises

119 Newgate Street
Bishop Auckland
DL14 7EN

- Town centre retail/office premises
- Located within recognised estate agency pitch
- Former café well-presented throughout
- Nearby occupiers include Hunters, JW Wood, Downen and Robinsons
- Available January 2024

Location

Bishop Auckland is a market town which is located approximately 10 miles northwest of Darlington and 9 miles southwest of Durham City. Newgate Street is the prime shopping area, and the subject property is well located near to the junction with South Church Street with other nearby occupiers including Saks Hair, Lifestyle Estate Agents, DOWEN Estate Agents and British Heart Foundation.

Description

The property comprises well-presented ground floor retail premises together with First Floor office.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
Ground Floor		
Sales/Offices/Kitchen	1027	95.41
First Floor		
Offices	243	22.57

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 effective FRI basis subject to **3** yearly Rent Reviews. **Available January 2024.**

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 **£6,200**. The Uniform Business Rate for the Rates Year 2023/2024 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

DC1139

EPC

Energy Rating E



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