

**TO LET – £8,500 per annum, exclusive**

**72 Newgate Street**

**Bishop Auckland, Co Durham, DL14 7EQ**

**Ground Floor Shop Premises (recently refurbished)**

**CARVER**

COMMERCIAL

CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property is situated in a prime retailing position on Newgate Street, the main shopping street in Bishop Auckland town centre. The immediate vicinity incorporates a wide variety of occupiers including EE, Cooplands Bakery, Timpson and Vodafone amongst others. All town centre amenities are within convenient walking distance including the Newgate Shopping Centre and Car Park approximately 100m distant. Bishop Auckland is a popular market town situated approximately 12 miles south of Durham and 14 miles north of Darlington with access across the region via A688, A167 and A1M.

## PREMISES

Ground floor shop premises recently refurbished by our client to provide an open plan and flexible sales area that may suit a variety of commercial uses together with rear kitchen and wc/shower room. The property incorporates glazed window frontage and is finished to a modern shell specification.

## TENURE

Leasehold

## LEASE TERMS

A new lease is available on standard full repairing and insuring terms. Length of lease negotiable.

## ACCOMMODATION

The accommodation briefly comprises:-

Sales	48.76sq.m.	525sq.ft.
Kitchen	11.74sq.m.	126sq.ft.
WC/ Shower room		
Net Internal Area	60.5sq.m.	651sq.ft.

## COSTS

The incoming tenant is responsible for Landlord's reasonable legal costs plus VAT.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from November 2019 at £5,200

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

C - 70



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