

**FOR SALE – Guide Price £69,950**

**83 Newgate Street, Bishop Auckland, Co. Durham,  
DL14 7EW**

**Ground Floor Retail Premises – Previous Hot Food Takeaway Planning Consent – 1,440sq.ft.**

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## SITUATION/LOCATION

The property fronts Newgate Street in the heart of Bishop Auckland town centre amongst a diverse range of occupiers including Boyes, Hays Travel and Halifax amongst a diverse variety of local businesses. Bishop Auckland is a popular market town situated approximately 10 miles south of Durham and 14 miles from Darlington. The town is presently undergoing significant regeneration through The Auckland Project.

## DESCRIPTION

Single storey ground floor retail premises held under flat roof comprising an open plan and versatile sales area and rear stores/ wcs. The property is heated by way of a gas fired central heating system and incorporates an electrically operated steel security shutter at the front.

The property has most recently been used as a Nail Bar (Class E) but has previously had consent for a hot food takeaway.

## TENURE

Freehold

## ACCOMMODATION

The accommodation briefly comprises:-

Sales	112.42sq.m.	1,210sq.ft.
Stores	21.33sq.m.	230sq.ft.
Net internal area	113.75sq.m.	1,440sq.ft.

## RATEABLE VALUE/ COUNCIL TAX

The property is recorded in the current ratings list from 1<sup>st</sup> April 2017 at £7,700. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

## VAT

TBC

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

C-69



**18 St Cuthberts Way**  
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