

**Commercial Property People** 

**TO LET** 88 Newgate Street, Bishop Auckland, DL14 7EQ



# **Retail Unit**

1,263 Sq Ft (117.34 Sq M)

- Self-contained retail unit with first floor
- Busy market town location
- New lease available
- Regeneration ongoing with increased visitor numbers
- Low RV with 100% relief potential



#### For further information please contact:

Chris Pearson E: chrisp@naylorsgavinblack.co.uk DD: 07834328678

Ellie Combe E: ellie.combe@naylorsgavinblack.co.uk DD: 07544655575

Second Floor One Strawberry Lane Newcastle upon Tyne NE1 4BX Tel: +44 (0)191 232 7030 Naylorsgavinblack.co.uk



**TO LET** 88 Newgate Street, Bishop Auckland, DL14 7EQ

# Location

Bishop Auckland is an historic market town 12 miles south of Durham and 14 miles north of Darlington.

The premises are on the east side of Newgate Street. the principle retail throughfare in the town. The unit is close to the junction with Princes Street (A689) with good car parking facilities serving the town nearby.

The Town is undergoing positive regeneration with significant investment in Bishop Auckland Castle by the Auckland Project. Nearby tourist facilities include the Auckland Palace and Gardens, the Faith Museum, The Mining Art Gallery and the Kynren Open Air Theatre with shows in the Summer. All are creating significant tourist visitor numbers.

# Accommodation

Self-contained retail unit with first floor accommodation and kitchen.

|              | Sq Ft | Sq M   |
|--------------|-------|--------|
| Ground Floor | 849   | 78.87  |
| First Floor  | 414   | 38.47  |
| Total        | 1,263 | 117.34 |

#### Rent

£12,500 per annum exclusive.

#### **Building Insurance**

Upon application.

### **EPC**

Upon applciation.

# **Rateable Value**

According to the VOA website the RV is £6,700 so under the Government threshold particulaly qualifying for 100% rates relief, subject to status.

#### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

# VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

#### **Anti-Money Laundering**

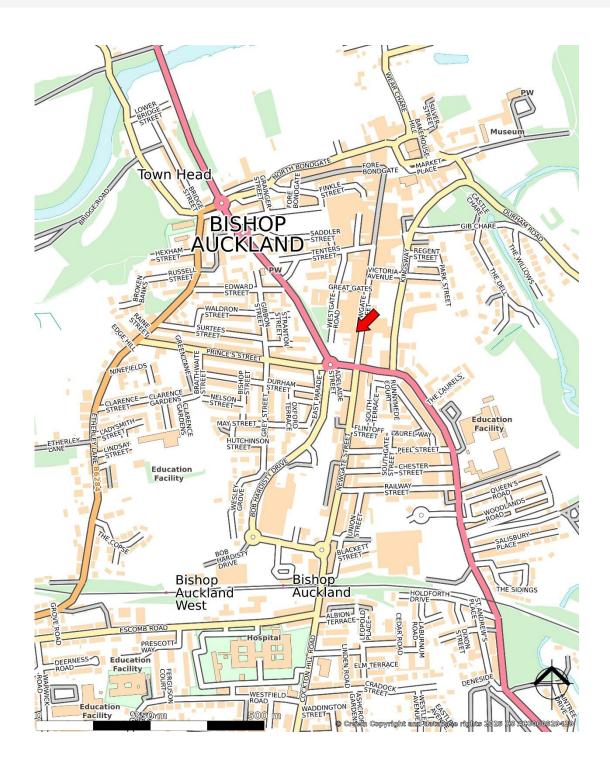
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

# **Code of Practice**

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.



**TO LET** 88 Newgate Street, Bishop Auckland, DL14 7EQ



NAYLORS GAVIN BLACK LLP trading as NAYLORS GAVIN BLACK for themselves and for the vendors and lessors of the property give notice that:

(i) these particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or con tract. (ii) All descriptions, , reference to condition and necessary permissions for use and occupation and other details are given in go of faith and are believed to be correct but without responsibility on the part of Naylors. Gavin Black LLP or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person, either principals or employee, at NAYLORS GAVIN BLACK LLP has any authority to make or give any representation or warranty in relation to this property. (iv) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for thei r purpose or in working order