

## 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:

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### 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         |
| <b>Total</b> | <b>1,263</b> | <b>117.34</b> |

### 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 particularly 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.



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