



UNIT 2 - GROUND FLOOR SHOP TO LET
170 Newgate Street, Bishop Auckland DL14 7EJ

LOCATION

Bishop Auckland is a busy market town in a popular commercial location with a large catchment area lying approximately 12 miles south of Durham City and 13 miles north of Darlington. The property is edge of town centre but in the most popular non pedestrianised location of town. The established local independent retailers here benefit lower rents and rates than closer into town.

DESCRIPTION

The property comprises of two newly refurbished ground floor shop units. These self-contained shops have WCs, LED lighting, white emulsion walls and ceilings, glazed shop fronts. This is a popular location due to low rents and rates costs the area is ideal for a variety of uses, subject to planning. Morrisons Car park to the rear allows 3 hrs free parking.

ACCOMMODATION

Briefly the property provided the following approximate net internal area:

Unit 1 (168)	59.5 m ² (641 sq ft) LET
Unit 2 (170)	49.2 m² (529 sq ft)

Rear loading door access on unit 2.

LEASE DETAIL

The property is available by way of a new Effective Full Repairing and Insuring lease for a minimum term of 3 years.

Unit 1	LET
Unit 2	£8,000 pax (£667 per month)

RATES

The Rateable Value will be re- assessed but they are anticipated to be at a level that should allow 100% Rates relief for occupiers. Interested parties should verify the accuracy of this information and rates payable with the local Rating Authority.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred with any transaction.

VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

VAT is not charged on top of the rent.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Ratings have been assessed as:

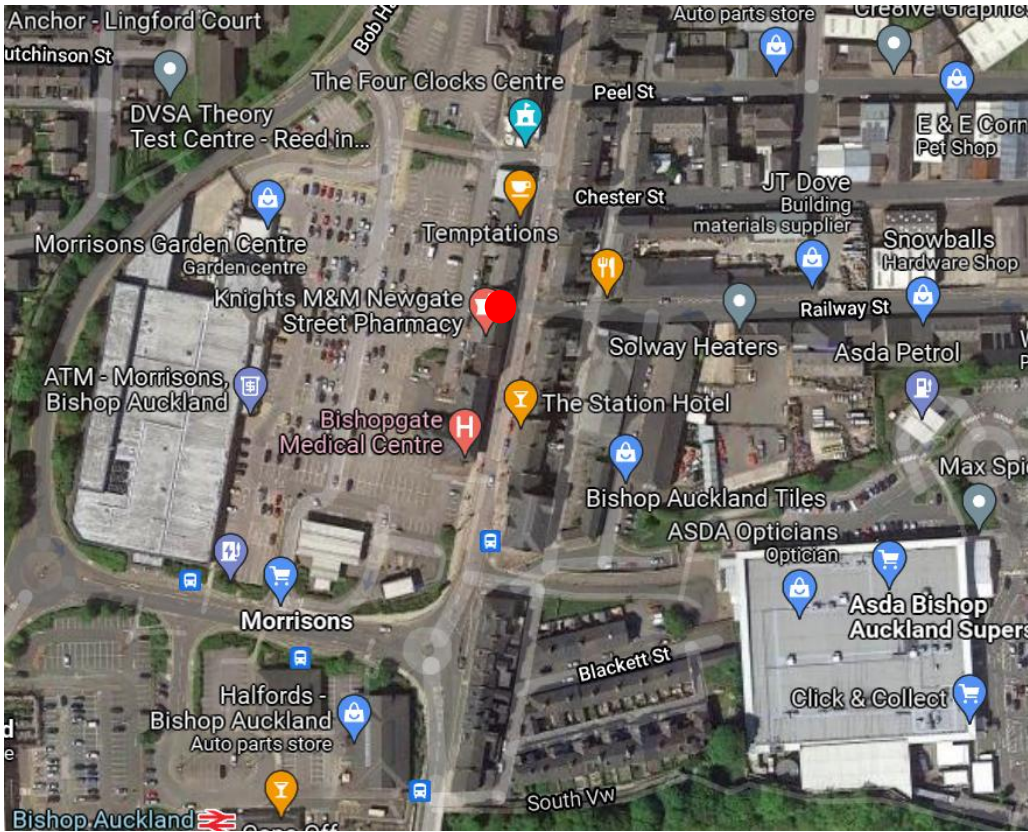
Unit 2 B (48)

A copy of the EPC's are available on request.

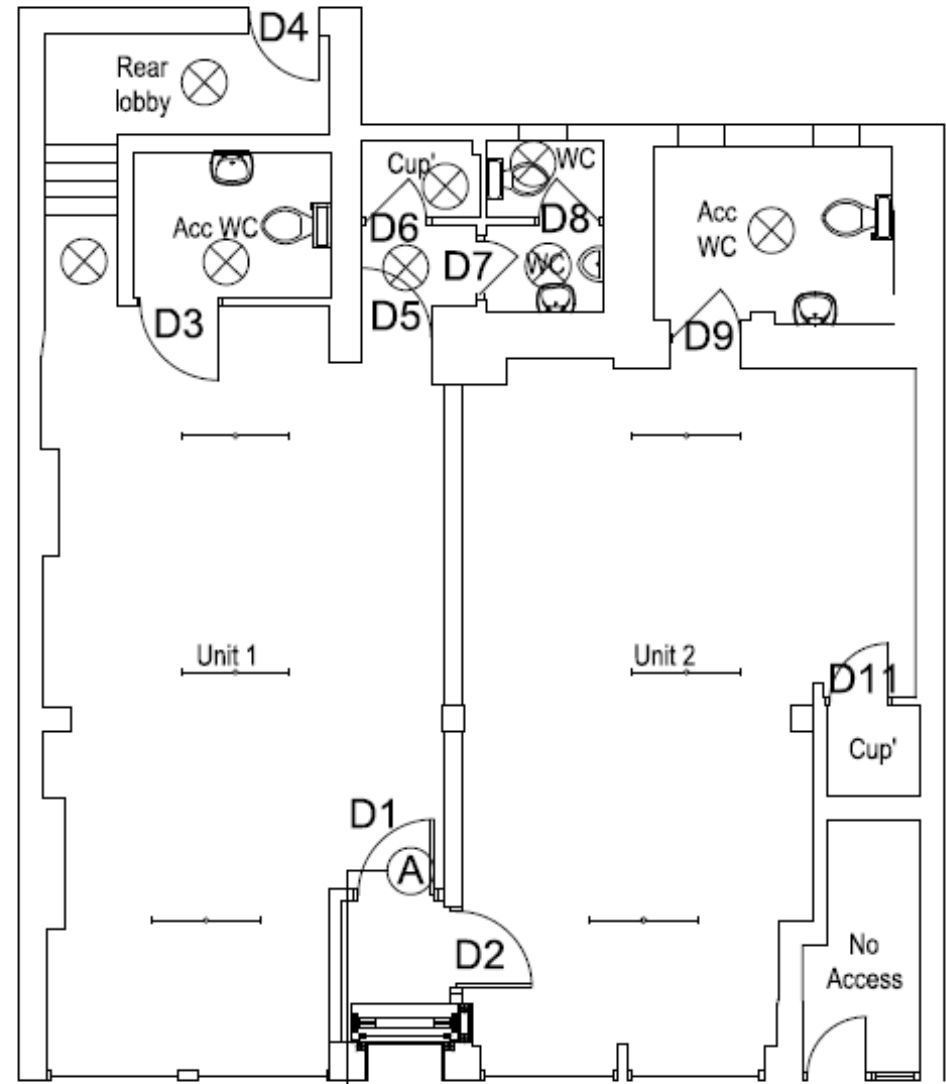
VIEWING

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Not to scale. For information only.

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