



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## Bishop Auckland, 89 Newgate Street

Retail Premises – To Let



### LOCATION

Bishop Auckland is a market town in the county of Durham and is located approximately 12 miles North West of Darlington and 11 miles to the South West of Durham.

The property is situated in a prominent position fronting onto Newgate Street in Bishop Auckland.

Newgate Street is the main retailing street in Bishop Auckland. The immediate area is a mixture of multiple retailers and local traders. Multiple occupiers within close proximity include Clark's, Boyes, Co-op Travel and Subway.

### DESCRIPTION

The property comprises a two storey retail unit arranged over ground and first floor. At the rear of the property are private car parking facilities.

Ground floor provides sales area and stores. First floor provides storage and WC facilities, kitchen etc.

### ACCOMMODATION

The property provides the following approximate areas:-

Gross Frontage	5.50 m	18 ft 1 in
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Internal Depth (max)	17.58 m	57 ft 8 in
GF Sales Area	83.41 sq m	898 sq ft
FF Ancillary	54.95 sq m	591 sq ft

### TENURE

The premises are available by way of a new lease for a term of years to be agreed.

### RENT

£15,000 per annum exclusive.

### RATES

The information supplied by the Valuation Office Agency is as follows:

Rateable Value	£14,250
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Interested parties should verify this information with the local planning authority.

### EPC

Currently in preparation

### LEGAL COSTS

Each party will be responsible for their own legal costs.

### VAT

All figures quoted are exclusive of, but may be liable to VAT at the standard rate

### VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

### CONTACT

James Bryant

Email: [james.bryant@johnsonfellows.co.uk](mailto:james.bryant@johnsonfellows.co.uk)

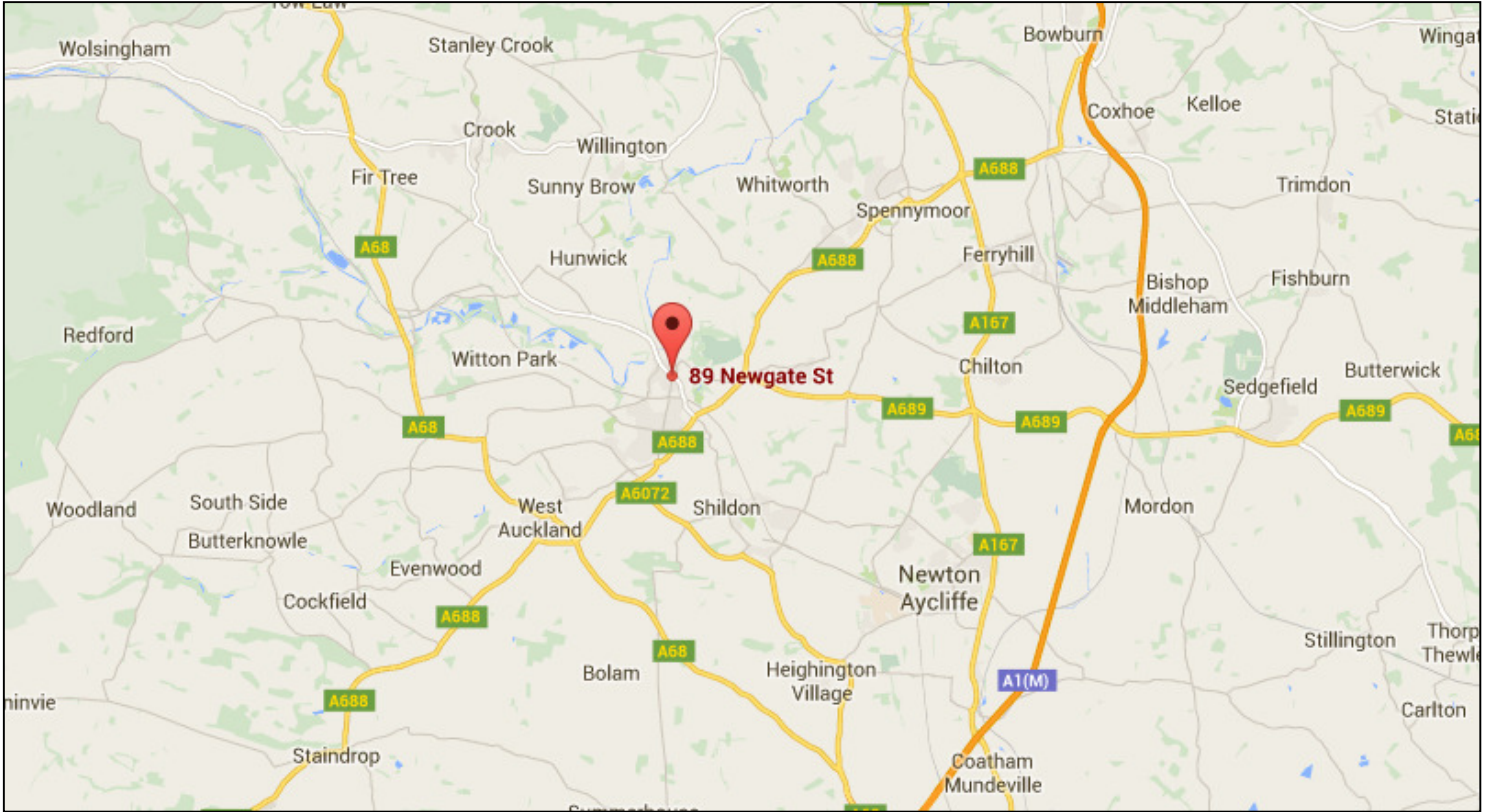


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