



JOHNSON FELLOWS

CHARTERED SURVEYORS

Bishop Auckland, 89 Newgate Street, DL14 7EW

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
----------------	--------	------------

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	£8,000
----------------	--------

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

Charles Warrack

Email: charles.warrack@johnsonfellows.co.uk



johnsonfellows.co.uk



JOHNSON FELLOWS

CHARTERED SURVEYORS



johnsonfellows.co.uk

Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.