



TO LET

Prime Retail Unit

**14 Newgate Street
Bishop Auckland
County Durham
DL14 7EG**

- **Prime Location**
- **GF Retail 1,807 sq ft**
- **Subject to contract**

Location

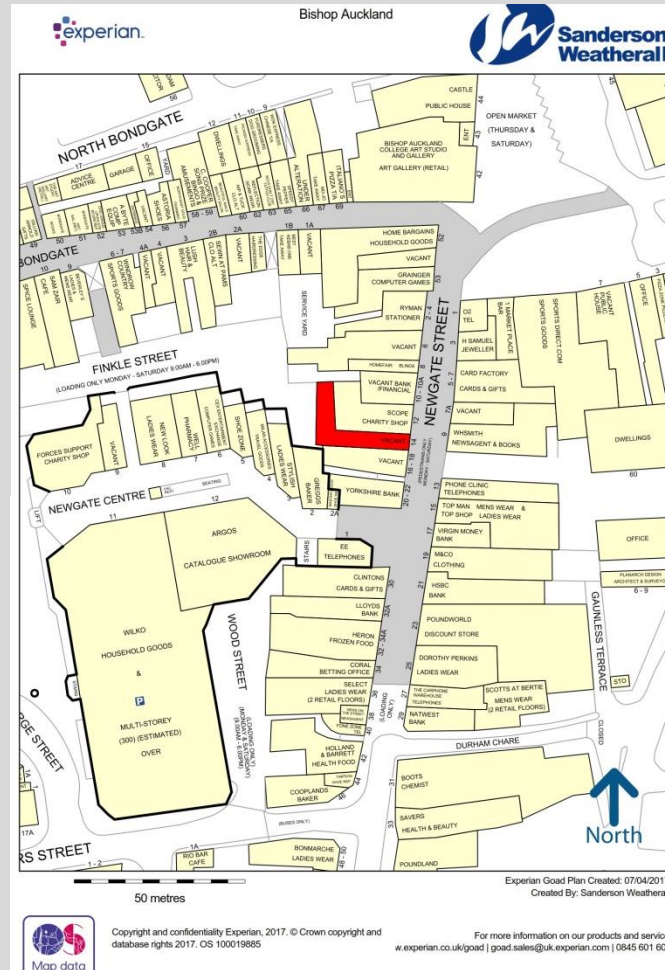
The subject property is situated on Newgate Street in close proximity to the entrance of the Newgate Shopping Centre which serves Bishop Auckland and the surrounding areas. Newgate Street is known as the prime retail pitch within Bishop Auckland and retailers in the immediate vicinity include EE, Virgin Money, WH Smith, Heron Foods, Topman and numerous other national operators.

Bishop Auckland is easily accessible via the main arterial routes including the A1(M) and the A66.

Description

The subject property constitutes a two storey brick building under a pitched slate tiled roof within Bishop Auckland Conservation area and dates back to the early 1900's. Internally the retail unit offers adequate retail sales area and ancillary storage to the rear elevation accompanied with kitchen and WC facilities. The first and second floor plates provide additional internal storage.

The unit also benefits from having good retail frontage onto Newgate Street, air conditioning and CCTV system. The property currently has consent for A1 use class but the retail unit may be suitable for alternative retail uses subject to planning.



Accommodation

We understand that the accommodation provides the following Net Internal floor area:-

Description	Sq M	Sq Ft
Ground Floor Retail	167.92	1,807
First Floor Storage	164.09	1,766
Second Floor Storage	18.09	195
TOTAL	350.01	3,768

Rates

With effect from the 1 April 2017 we understand that the property is assessed for rating purposes as follows:

Ratable Value £18,500

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (Durham County Council).

Legal Costs

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

EPC

The building has an Energy Performance Asset Rating of Band D (100). A full copy of the EPC is available if required.

Asking Rent

£15,000 per annum on a Full Repairing and Insuring lease for a term of years to be agreed, subject to contract.



Viewings & Further Information

Strictly by prior appointment with the agents:

Contact: Mark Convery
Tel No: 0191 269 0103
Email: mark.convery@sw.co.uk

Contact: Kevin McGorie
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