



# Bishop Auckland 6 Newgate Street FREEHOLD FOR SALE OR TO LET



## Location

The shop occupies an excellent location at on Newgate Street which is fully pedestrianised. Nearby retailers include Home Bargains, o2, H Samuel, WH Smith and Mothercare.

## Accommodation

Internal width	6.1m	20'0"
Depth	29.1m	95'6"
Ground floor sales	203 sq m	2,185 sq ft
Ground floor storage	28 sq m	305 sq ft
First floor storage	103 sq m	1107 sq ft
Second floor	void	

Interested parties are advised to satisfy themselves as to the accuracy of these figures.

## Lease

New lease subject to 5 yearly upward only rent reviews.

## Rent

£25,000 per annum exclusive or £250,000 exclusive for the freehold

## Business Rates

Rateable value	£22,250
Rate in £ (2009/10)	48.0p
Rates payable	£10,680

The rates may be subject to transitional relief and interested parties should verify this figure with local rating authority



### Viewing/Information

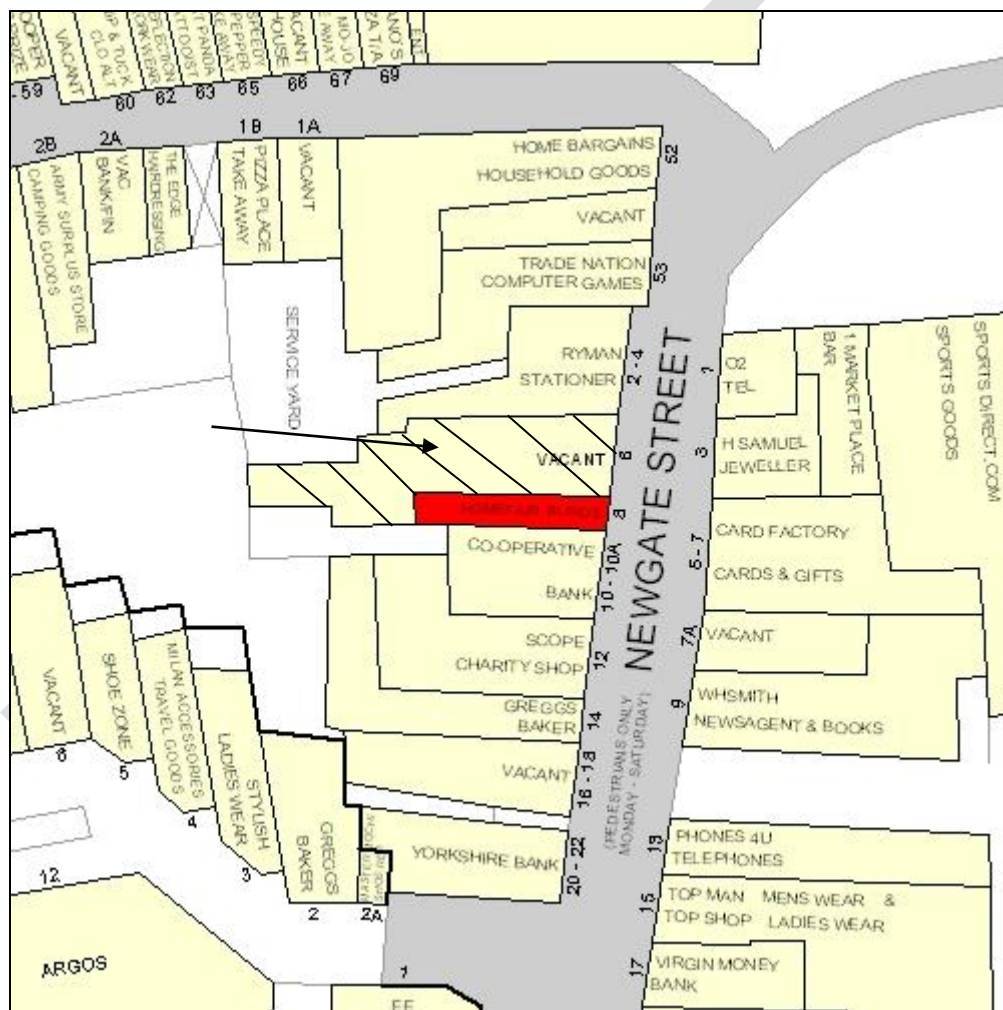
All viewings are to be carried out strictly by prior appointment through the agents Francis & Company.

Contact: **Mike Francis**

Email: [mike@francisandcompany.co.uk](mailto:mike@francisandcompany.co.uk)

SUBJECT TO CONTRACT

August 2018



#### Misdescriptions

Francis & Company on behalf of ourselves and the Sellers or Lessors of this property whose Agents we are give notice that:-1. The Particulars are a general outline of the property only for guidance of intended buyers or Lessees and do not constitute any part of an offer or a contract. 2. All descriptions, dimensions, references to condition and other details are given without responsibility and may not be relied on statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make their own enquiries.3. Any Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of any information provided by Francis & Company. 4. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.