

**FOR SALE – Offers over £285,000**  
**22 Newgate Street**  
**Bishop Auckland, DL14 7EG**  
**Investment and Development Opportunity**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



[www.carvercommercial.com](http://www.carvercommercial.com)

## SITUATION/LOCATION

The property is prominently situated at the foot of the Newgate Shopping Centre in the heart of Bishop Auckland town centre and within the conservation area. The property is situated amongst a diverse variety of business occupiers including EE, W H Smith and Greggs among others. There are a number of public car parking facilities available close by.

Bishop Auckland is a historic market town in Co. Durham situated approximately 11 miles south of Durham and 14 miles from Darlington with convenient transport links across the region via the A68 and A1M.

The town is presently undergoing considerable regeneration through The Auckland Trust including restoration of the Castle, Walled Gardens, Mining Art Gallery, Auckland Tower, Spanish Gallery and Faith Museum. The town centre continues to be a priority for the County Council and further investment is expected. The County Council have recently (Oct 19) launched a Conservation Area Grant Scheme with funding from Historic England to support business owners and new tenants to bring vacant premises back to commercial use and occupation.

Further information is available via:-

bishopaucklandhaz@durham.gov.uk

www.aucklandcastle.org

## DESCRIPTION

Imposing Grade II Listed former banking premises with lock up kiosk.

The property is of traditional stone construction incorporating a number of period features under a multi pitched and tile covered roof. The property incorporates timber encased single glazed windows and is heated via a gas fired central heating system (former bank only).

The ground floor of the former bank is generally open plan incorporating the former strong room and stores/offices. The first floor is presently arranged to provide a number of cellular office suites, stores and kitchen and there is an additional office in the second floor turret.

The ground floor lock up kiosk is occupied by a local key duplication services T/A Master Mochi.

## OCCUPATIONAL TENANCIES

Former Bank  
Vacant

Kiosk  
Occupied by way of a 10 year lease extension on effectively full repairing term from 01/04/2016 (original lease commenced 01/04/2006). Rent £6,300 per annum.

Annual income: £6,300 per annum.

## DEVELOPMENT POTENTIAL

Our client has submitted planning permission for conversion of the former banking premises to provide one ground floor commercial unit with **A4 Consent (Drinking Establishments)** and four apartments – See plans overleaf.

## RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from 1st April 2017 at £17,250 (former bank)

## VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

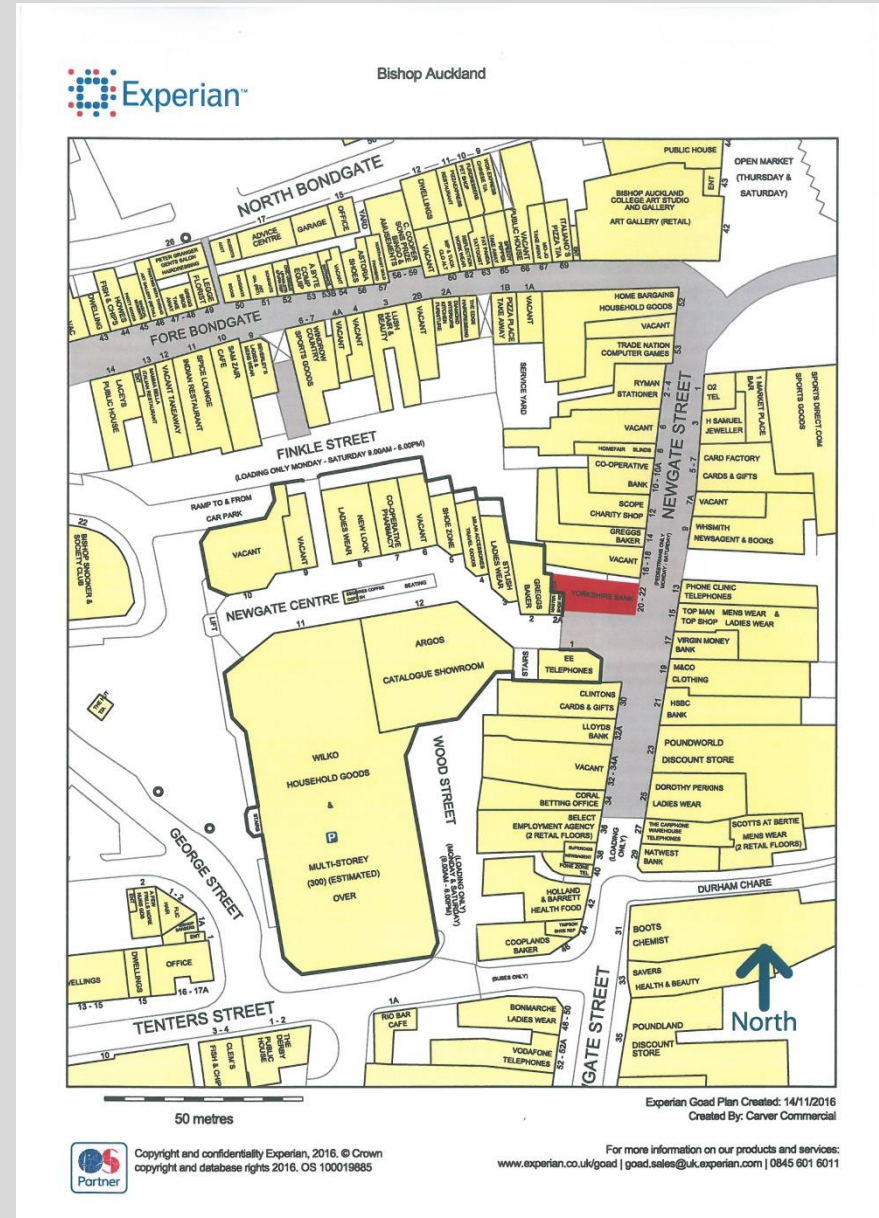
E-105

**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

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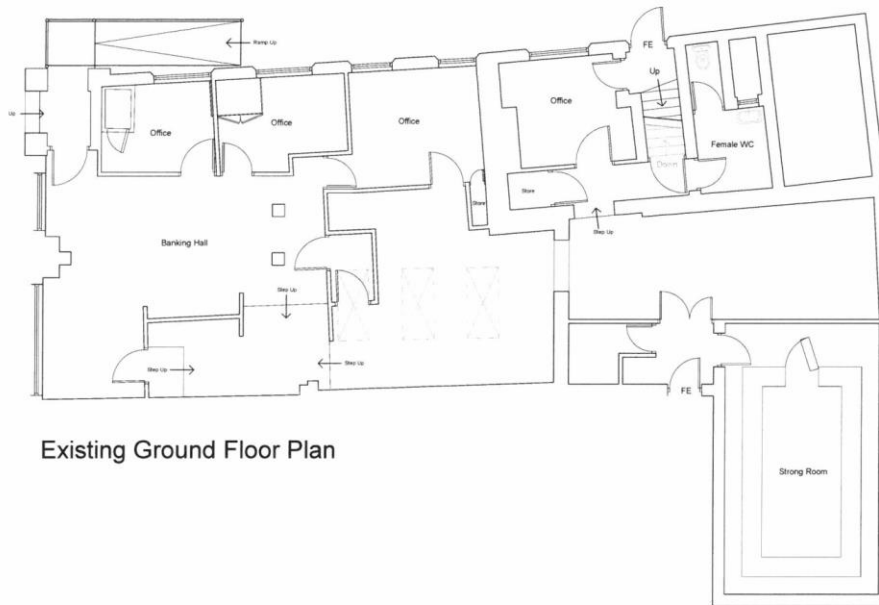




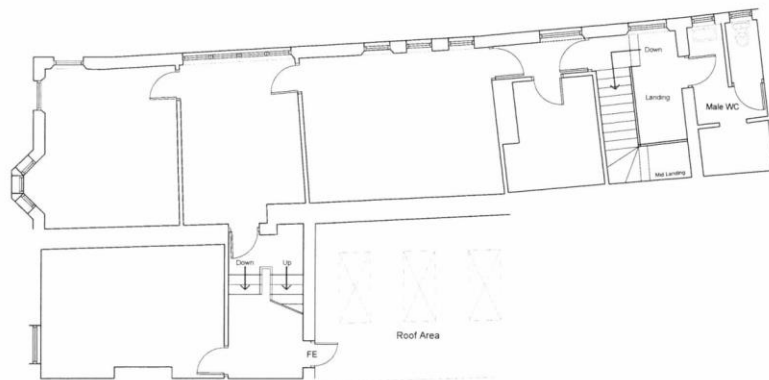
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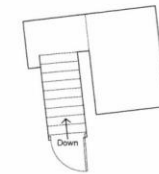
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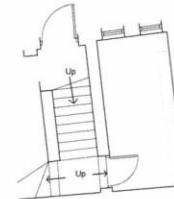
Existing Ground Floor Plan



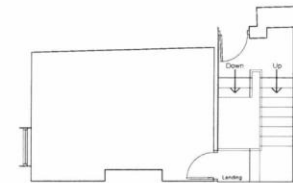
Existing First Floor Plan



Existing Basement

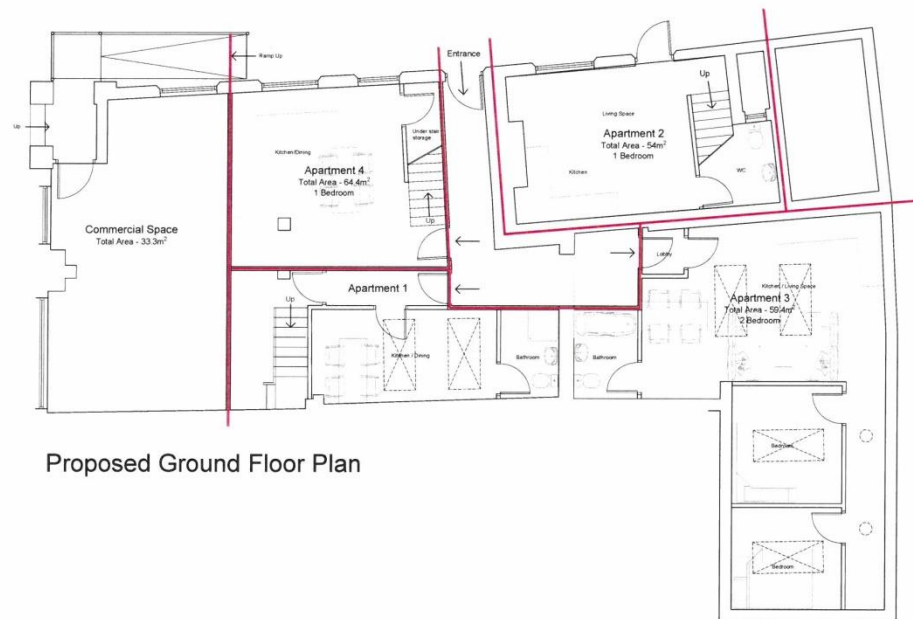


Existing Mid Landing Room



Existing Second Floor Plan

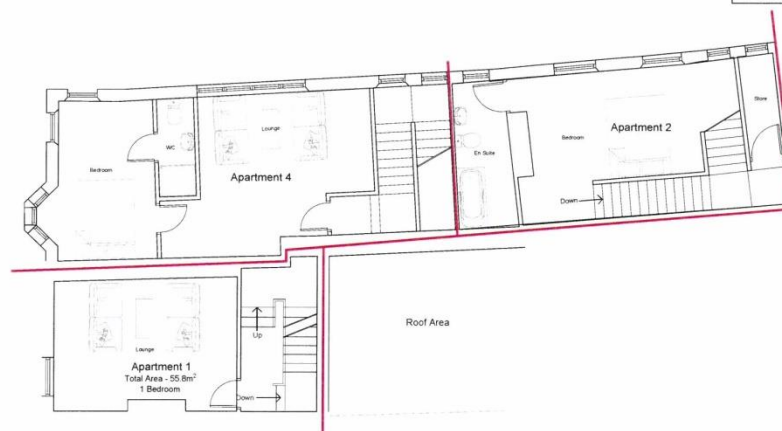




Proposed Ground Floor Plan



Proposed Second Floor Plan



Proposed First Floor Plan

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