

To Let/For Sale



88 Newgate Street

Bishop Auckland, DL14 7EQ

 **naylor's**

To Let/For Sale

Retail Unit

1,263 Sq Ft (117.34 Sq M)

- Self-contained retail unit with first floor
- Busy market town location
- New lease available
- Regeneration ongoing with increased visitor numbers
- Low RV with 100% relief potential

Location

Bishop Auckland is an historic market town 12 miles south of Durham and 14 miles north of Darlington. The premises are on the east side of Newgate Street, the principal retail thoroughfare in the town. The unit is close to the junction with Princes Street (A689) with good car parking facilities serving the town nearby.

The Town is undergoing positive regeneration with significant investment in Bishop Auckland Castle by the Auckland Project. Nearby tourist facilities include the Auckland Palace and Gardens, the Faith Museum, The Mining Art Gallery and the Kynren Open Air Theatre with shows in the Summer. All are creating significant tourist visitor numbers.

Accommodation

Self-contained retail unit with first floor accommodation and kitchen.

Ground Floor:	849 sq ft	(78.87 sq m)
First Floor:	414 sq ft	(38.47 sq m)
TOTAL:	1,263 sq ft	(117.34 sq m)

Rent

£12,500 per annum exclusive.

Price

Offers over £75,000 for the freehold.

Building Insurance

Available upon application.

Rateable Value

According to the VOA website the RV is £8,500 so under the Government threshold particularly qualifying for 100% rates relief, subject to status.

Legal Costs

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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).



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