



Labyrinth

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60-61 Fore Bondgate, Bishop Auckland, DL14 7PE

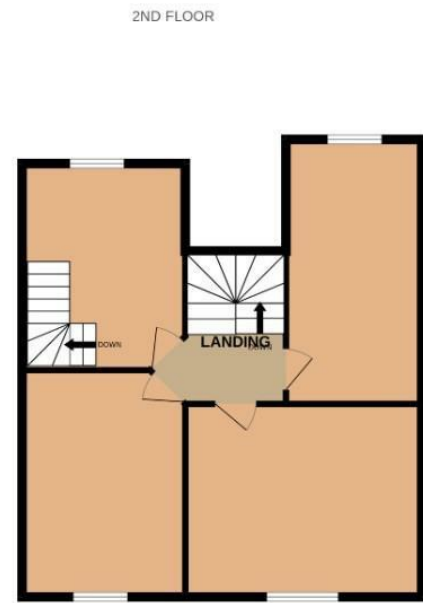
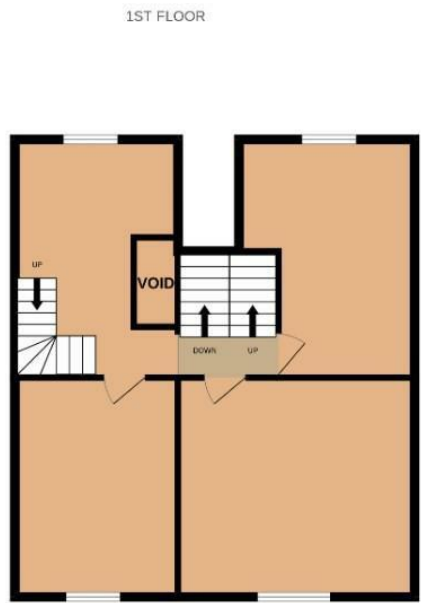
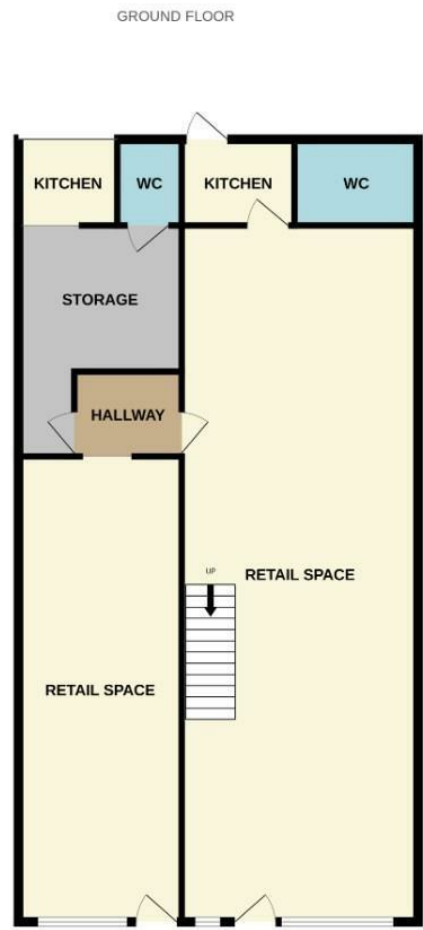
60-61 Fore Bondgate, Bishop Auckland, DL14 7PE

Offers Over £80,000

Offered to the market for sale are these two adjacent semi-commercial properties situated in the heart of Bishop Auckland. The combined retail spaces total approx 90sqm. Located on Fore Bondgate, a busy high street in the town featuring a variety of popular businesses including banks, bars, restaurants, local businesses, cafes/bakeries as well as salons/barbers which create heavy footfall throughout. Located just off the A689, close to the train station and on a major bus route through the town which leads to the newly renovated bus station creating substantial transport connections not only to larger towns and cities such as Durham/Newcastle, but also to neighbouring towns and villages.

Currently, the properties briefly comprise of commercial spaces to the ground floor with their own kitchen and cloakrooms. Stairs ascend into the two stories above which are in need of development but have the potential to be converted into one or more self contained flats (subject to relevant planning consents).

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

