

# Retail Unit To Let

41a Newgate Street, Bishop Auckland, DL14 7EG

**Bradley Hall**  
CHARTERED SURVEYORS & ESTATE AGENTS



- Retail unit to let
- Total size of 272.2m<sup>2</sup> (2,929ft<sup>2</sup>)
- High footfall area

- EPC Rating D83
- High Street location
- Prominent frontage

**Rent on application**

### LOCATION

Ideally positioned within an excellent trading position on Newgate Street in the Market town of Bishop Auckland with surrounding units including Specsavers, Poundland and Homefair Blinds. Bishop Auckland is a well- established market town which has recently been the beneficiary of a lot of inward investment and. Durham City is approximately 12 miles to the north east and Darlington is approximately 13.5 miles to the south.

### DESCRIPTION

The subject property is a stone built retail premises with an extensive aluminium frame frontage. Internally the ground floor sales area comprises slat walling, suspended ceilings, carpeted floors and air conditioning. To the first and second floors there is ample storage space, WC facilities and staff room.

### ACCOMMODATION

Ground floor	188.9m <sup>2</sup>	2,033ft <sup>2</sup>
First floor	22.2m <sup>2</sup>	238ft <sup>2</sup>
Second floor	61.1m <sup>2</sup>	657ft <sup>2</sup>
<b>Total</b>	<b>272.2m<sup>2</sup></b>	<b>2,929ft<sup>2</sup></b>

### RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Shop and Premises	£24,000	£11,784

We are advised that the rateable value of the premises as at 1 April 2017 is £... and we have estimated the actual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

### EPC RATING

D83

### TERMS

The property is available by way of a new lease with terms to be agreed. Further information is available on request.

### VAT

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

### LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

### MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

### VIEWING

For general enquiries and viewing arrangements please contact Joseph I'Anson at Bradley Hall.

**Tel:** 0191 232 8080

**Email:** [joseph.ianson@bradleyhall.co.uk](mailto:joseph.ianson@bradleyhall.co.uk)

### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



### IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

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1 Hood Street, Newcastle upon Tyne, NE1 6JQ



Bus stops located 0.2 miles away



0.7 miles from Bishop Auckland Train Station



0.3 miles from A689 which links with A688



31.8 miles from Newcastle International Airport