



77a Upper Floor, Newgate Street, Bishop Auckland, DL14 7EW  
£8,000 P.A

# 77a Upper Floor, Newgate Street, Bishop Auckland, DL14 7EW

To Let, a significant first floor premises within a prominent town centre position on Newgate Street, Bishop Auckland. The premises are retail based but may also suit other uses subject to permission. The premises are available by way of new lease terms at a rent of £8,000 P.A. The property offers extensive accommodation ready for fitting out. Net Internal Area 270 sqm (2906 sq ft)

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## LOCATION

Newgate Street is one of the main shopping areas in the centre of Bishop Auckland which is part pedestrianised and can be accessed from Princes Street (A689). Nearby occupiers include Halifax, Vodafone and Subway. The location serves a sizeable population and surrounding communities.

## ACCOMMODATION

Access via entrance on Newgate Street to landing. Retail area and ancillary accommodation available.

Net Internal Area 270 sqm (2906 sq ft)

## LEASE TERMS

The subject property is available by way of new tenancy terms on a Full Repairing and Insuring basis.

## RATEABLE VALUE

The property has been assessed and allocated an adopted rateable value of £6,300 as at 1 April 2010.

## EPC

The property has been assessed and allocated an energy performance rating of E.

## VAT

There is no VAT payable on the rent.

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## SERVICES

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including: Residential Sales and Lettings Commercial Sales and Lettings Professional Valuation of Commercial and Residential Property Home-buyer Survey and Valuation Property Management Acquisition To find out more please contact us on 0191 257 1253 or e mail: [sales@rajackson.co.uk](mailto:sales@rajackson.co.uk)