

**FOR SALE – Offers in the Region of £69,950**

**107 Newgate Street  
Bishop Auckland, DL14 7EW**

**Town Centre Retail Premises**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property is prominently located on the traffic lights at the cross roads with Newgate Street and Princes Road/South Church Road. Established occupiers in the vicinity include Boyes Department Store and Hays Travel together with a diverse range of local businesses. Bishop Auckland lies approximately 14 miles from Darlington and 10 miles south of Durham.

## PREMISES

Two storey town centre retail premises of traditional brick construction under a pitched and tile covered roof incorporating attractive shop front at ground floor level.

The ground floor provides an open plan and versatile sales area with kitchen, ancillary storage and wc. The first floor is open plan providing additional sales/ storage.

The property may suit a variety of re-development opportunities subject to any necessary statutory consents.

## TENURE

Freehold

## ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor		
Sales	36.06sq.m.	388sq.ft.
Kitchen	8.93sq.m.	96sq.ft.
First Floor		
	37.41sq.m.	403sq.ft.
<b>Total Net Internal Area</b>	<b>82.4sq.m.</b>	<b>887sq.ft.</b>

## RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £5,000. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates. Interested parties are advised to take up further enquiries with the local authority.

## VAT

We are advised by our client that VAT is not applicable to the rent in this instance.

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

E-123



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
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