

REDUCED TERMS: TOWN CENTRE RETAIL UNIT TO LET BY WAY OF NEW SUB-LEASE 54-56 NEWGATE STREET, BISHOP AUCKLAND

LOCATION

The premises are situated just off the prime pedestrianised section of Newgate Street, the principal retail destination within the town centre. Nearby retailers include **Brighthouse, Poundland, Vodafone, Nobles Amusements** and **Specsavers** as indicated on the attached Goad Extract.

ACCOMMODATION

The accommodation is arranged on ground floor only and offers the following approximate floor areas and dimensions:

| | | |
|--------------------|-------------|------------|
| Gross Frontage | 26' 3" | 12 m |
| Ground Floor Sales | 1,662 sq ft | 104.4 sq m |
| Ground Floor Store | 1,588 sq ft | 147.5 sq m |

LEASE TERMS

The property is available by way of a new sublease for a maximum term to December 2025 and subject to a rent review after five years at a rent of **£22,500pa excl.**

RATES

We are verbally advised the premises are assessed for rating purposes as follows:

| | |
|-----------------------|------------|
| Rateable Value | £27,750.00 |
| Rates Payable 2018/19 | £15,390.00 |

A further 33.3% reduction in the payable figure may be available to prospective tenants subject to status.

Interested parties are advised to make their own enquiries of the Local Rating Authority for verification of the above.



ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request at this office.

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

VAT

All figures quoted in these terms are exclusive of any VAT that may be payable.

VIEWING

Strictly by prior appointment through sole agents:

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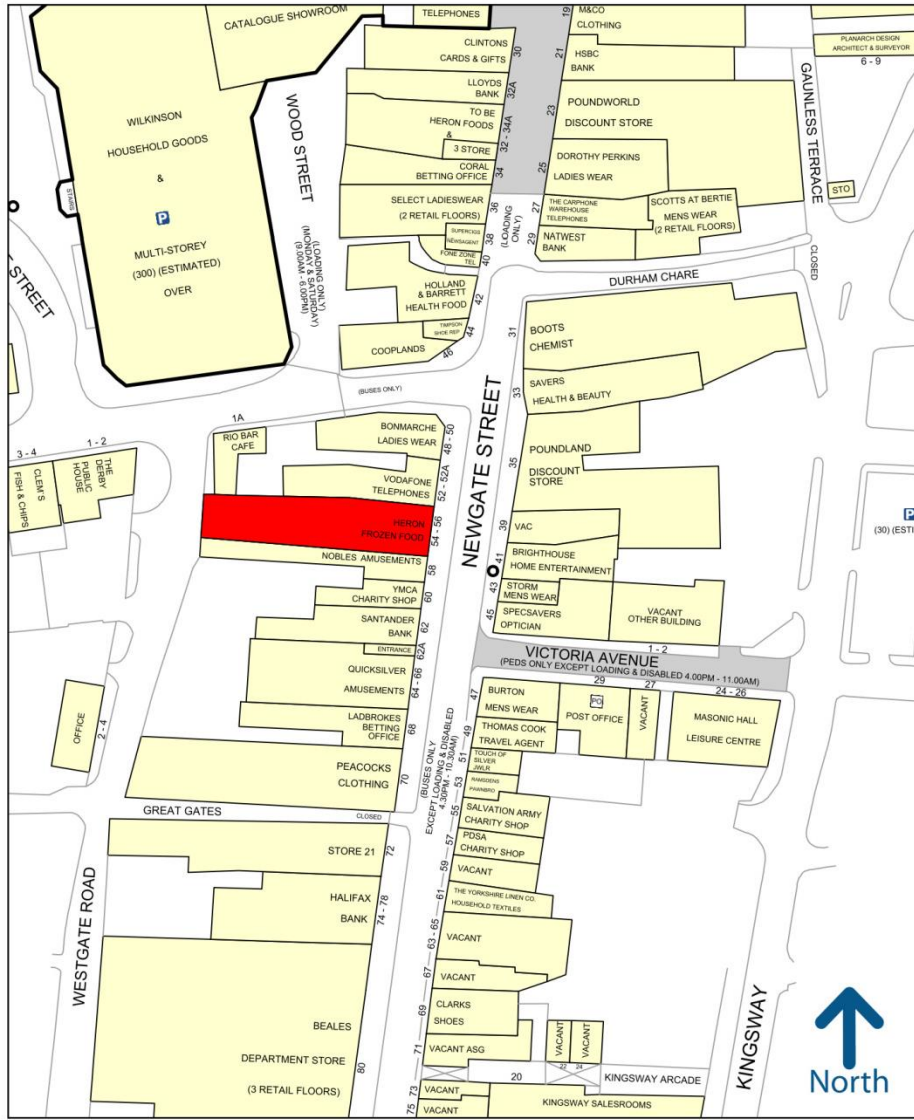
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JULY 2019





Bishop Auckland



Experian Goad Plan Created: 25/09/2015
Created By: ATF Retail

For more information on our products and services:
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Ordnance Survey 100019885

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