

FOR SALE/TO LET

125 Newgate Street, Bishop Auckland, DL14 7EN

Rent: £12,500 per annum / For Sale: £120,000



- ❖ Prime Town Centre retail unit
- ❖ Floor area 162.12sq m/1745 sq ft spread over two floors
- ❖ Private Car park to rear for approximately 6 vehicles
- ❖ Nearby Occupiers include retail shops, estate agents, news agents and hot food takeaways

Description

Retail unit with upper floor office / storage accommodation located in a prime position on Newgate Street. The previous occupier occupied as an A2 (office), but would be suitable for A1 (retail) A3 (restaurant) or A4 (drinking establishments) subject to planning (if required).

Location

The property is situated on Newgate Street and is surrounded by retail shops, estate agents, news agents and hot food takeaways. The property is easily accessible from the A689 Trunk Road.

Accommodation

The accommodation comprises of a large open plan office with 2 no private meeting rooms to the ground floor. To the 1st floor there is a training room, kitchen and WC.

Externally to the rear of the property there is a private car park with space for approximately 6 vehicles.



Services

The property has benefit of mains supplies of gas, water and electricity in addition to mains drainage.

Energy Performance Certificate

The Energy Performance Certificate has been commissioned and the Full Certificate and Rating are available upon request.

Term

The premises are available to purchase freehold for offers in the region of £120,000.

The premises are available to let by way of a new full repairing and insuring lease, exclusive of all rates, charges and other outgoings for a term to be agreed at a rental of £12,500 per annum.

The landlord reserves their right to request a rental deposit.

Rating Assessment

£9,600 Obtained from the Valuation Office Agency (www.voa.gov.uk)

The UBR for the period 2018/2019 is 0.493 in the pound. Rates payable are therefore £4,732.80p less any Small Business Relief or any other discounts, which might be applicable.

Please contact your local authority for more information

Contact Information

For further information and viewings please contact Greig Cavey Commercial Limited on 01429 275791 or e-mail enquiries@greigcavey.com