

## TO LET

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

**Rent: £9,500 per annum**



- ❖ Substantial 3 storey retail premises
- ❖ Usable floor area of approximately 188.4 sq m / 2,028 sq ft
- ❖ Nearby occupiers include Cooplands, The Works, Card Factory and Boyes
  - ❖ Significant regeneration taking place in area
  - ❖ Rent rebased to reflect market conditions

## Description

Three storey retail premises which was formerly occupied by Thomas Cook. The property is well fitted out and the rent has been rebased to reflect current market conditions.

## Location

The property is located in Bishop Auckland which is a market town in County Durham. The area has recently undergone substantial regeneration with the development of Auckland Castle as well as the opening of the widely renowned Kyrnen which is a live outdoor show running in the summer months. Surrounding occupiers include a variety of regional, national and local businesses.

## Accommodation

The ground floor sales extends to approximately 76.5 sq m / 823 sq ft and is well appointed with suspended ceilings, LED lighting and split system cassettes to provide heating and cooling. The first floor extends to 63.7 sq m / 686 sq ft and provides office or storage space. The second floor extends to 48.2 sq m / 519 sq ft and provides further storage space or office accommodation.



## Services

As far as we are aware the property has mains supplies of water, electricity and drainage. Interested parties should satisfy themselves in this regard.

## Energy Performance Certificate

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

## Terms

The premises are available to let by way of a new full repairing and insuring lease, at a rent of £9,500 per annum exclusive of business rates and all other outgoings. The landlord reserves their right to request a rental deposit.

## Rating Assessment

£8,300 Obtained from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). The UBR for the period 2023/2024 is 51.2p in the pound. Rates payable are therefore £4,250 less any Small Business Relief or any other discounts, which might be applicable. Please contact your local authority for more information.



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