



NABARRO MCALLISTER
Chartered Surveyors

FOR SALE/TO LET

TOWN CENTRE SHOP

210 SQM (2,260 SQFT)



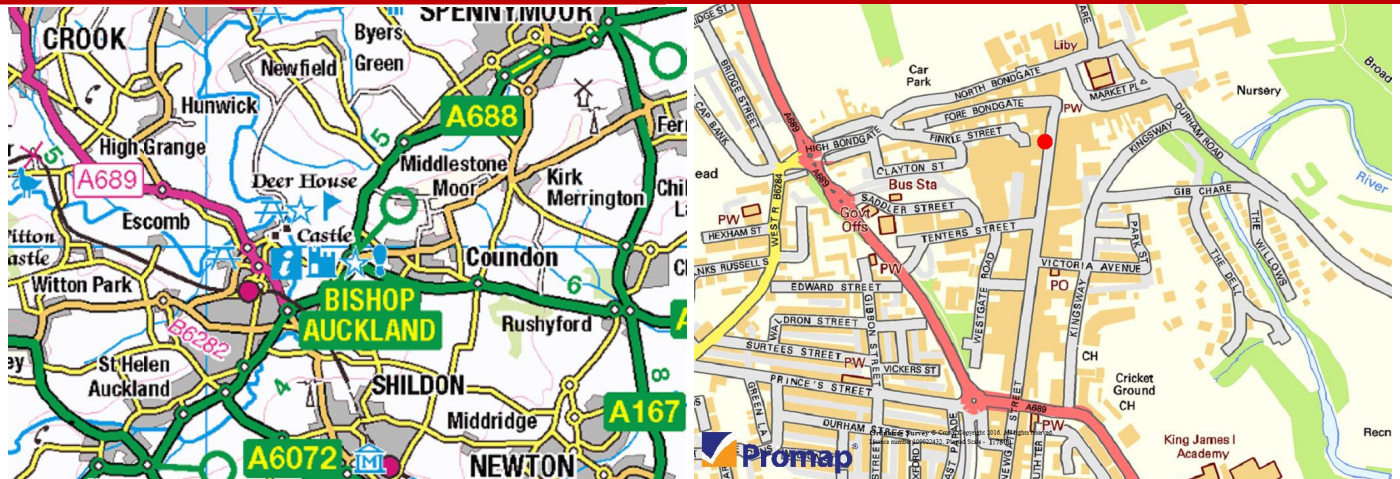
**16 NEWGATE STREET
BISHOP AUCKLAND
DL14 7EG**

- PEDESTRIANISED ZONE
- OPPOSITE NEWGATE SHOPPING CENTRE
- PROMINENT POSITION
- DOUBLE FRONTED SHOP WINDOW



RICS

the mark of
property
professionals
worldwide



LOCATION

The property occupies a prominent position in the pedestrianised area of Bishop Auckland. Nearby traders include Yorkshire Bank, Greggs, WH Smiths, Home Bargains, Poundworld, Card Factory, Phones 4 u.

DESCRIPTION

The property comprises a three storey building having an attractive ornate frontage with walls partly in brick and partly in stone under a blue slated pitched roof. There is a double fronted shop window.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales	75.4	812
First Floor Storage	66.8	720
Second Floor Storage	67.6	728

There are WC facilities laid out at First Floor Level.

SERVICES

We understand that the property benefits from mains water, drainage and electric. Please note that neither service connections nor any appliances have or will have been tested prior to completion.

RATING

The property has the following entries in the 2017 Rating Assessments List. Interested

	Rateable Value (2017)	Estimated rates payable
Shop and Premises	£12,500	£6,188

Parties should confirm these with the Local Authority.

PLANNING

It is understood that the property has planning permission for A1 Use. Interested parties should make their own enquiries to the planning office.

TERMS

The property is available by way of a new Lease for a 5 year term or multiples of 5 years on full repairing and insuring basis subject to a 5 year upward only rent review at a rent of £23,500 per annum.

The Freehold interest in the property is offered for sale at the sum of £250,000.

VAT

Our client has advised us that Value Added Taxation is not applicable on this transaction. Your legal adviser should verify.

LEGAL COSTS

The ingoing tenant will be responsible for the Landlord's legal costs in preparation of the lease.

ENQUIRIES

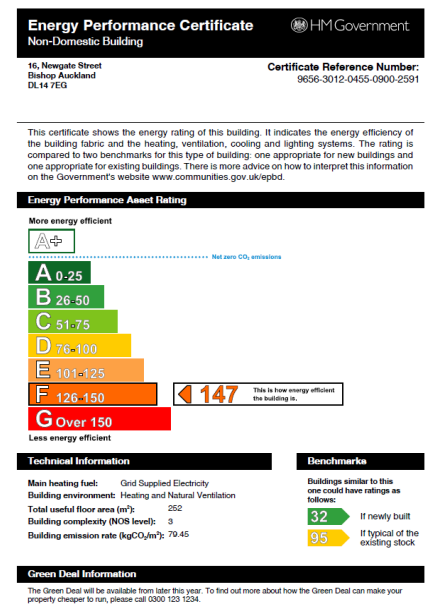
Nabarro McAllister
Email: info@nabarromcallister.co.uk

Tel: 0113 266 7666

SUBJECT TO CONTRACT

June 2016

EPC



Energy Performance Certificate HM Government
Non-Domestic Building

16, Nungate Street
Bishop Auckland
DL14 7EG

Certificate Reference Number:
9656-3012-0455-0000-2591

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epc.

Energy Performance Asset Rating

More energy efficient

A+ 0-10
A 11-15
B 16-20
C 21-25
D 26-30
E 31-35
F 36-40
G 41-45
147 This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 252
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 79.45

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built
95 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 123 1234.

Subject to Contract

The property is offered subject to contract, availability and confirmation of details. These details are provided by Nabarro McAllister & Co. Ltd only as a general guide to what is being offered and are not intended to be construed as containing and representation of fact upon which any interested party is entitled to rely. Other than this general guide neither Nabarro McAllister & Co. Ltd nor any person in their employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. Any intending purchaser/lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Third parties must undertake their own enquiries and satisfy themselves in this regard. Unless otherwise states, all prices are quoted exclusive of VAT.