

Chartered Surveyors, Estate Agents, Valuers

**R.A Jackson
& son**
Est. 1830



47 Newgate Street, Bishop Auckland | £25,000 Per annum

TO LET

RETAIL UNIT OCCUPYING FRONT GROUND, FIRST FLOOR AND BASEMENT

NET INTERNAL AREA 468 SQM 5037 SQ FT

ASKING RENT £25,000 PA

AVAILABLE NOW

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R.A Jackson & Son, 18 Northumberland Square, North Shields, NE30 1PX



RICS

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LOCATION

The property is situated on the east side of Newgate Street, on the corner of Victoria Avenue. Other retailers in this location include Shoe Zone, Virgin Money, HSBC, W H Smith, Heron Frozen Foods, Boots together with other national retailers. The location provides a wide range of goods, services and facilities to the local population and surrounding communities.

DESCRIPTION

47 Newgate Street is a retail unit occupying the front ground, first floor and basement of the building with traditional shop window frontage and return frontage. The property was recently occupied by Burton's Menswear and Dorothy Perkins however is now vacant. Internal finishes are appropriate for this type of retail activity.



ACCOMMODATION

Ground floor retail 158 Sqm 1700 Sq ft
First floor retail 141 Sqm 1517 Sq ft
TOTAL 313 Sqm 3369 Sq ft
Basement 155 Sqm 1668 Sq ft

USE

A1 Retail use, as designated under the Town & Country Planning (Use Classes) Order 1987 (as amended).



RATES

The property is assessed in the 2017 rating list as having a Rateable Value of £25,750.

TENURE

The premises are available by way of new FRI lease terms. Offers to take occupation will be considered on an individual basis.

ENERGY PERFORMANCE CERTIFICATE



RENT

The property is available at an initial rent of £25,000 per annum

COSTS

Each party will be responsible for their costs in the transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser / Tenant will be required to provide two forms of identification and proof of the source of income.

VAT

All prices quoted are exclusive of VAT at the prevailing rate

FURTHER INFORMATION

For further information please contact James Barlow at RA Jackson & Son on 0191 257 1253 or email james.barlow@rajackson.co.uk. All our properties are available at www.rajackson.co.uk

Viewing

Strictly by appointment through R.A Jackson & Son
T: 0191 2571253 E: sales@rajackson.co.uk
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