



Tenancy and accommodation

Floor	Use	Gross Internal Floor Areas (Approx)		Possession
Ground	Retail/Ancillary	874.50 sq m	(9,413 sq ft)	VACANT
First	Ancillary	623.30 sq m	(6,709 sq ft)	
Second	Ancillary	213.90 sq m	(2,302 sq ft)	
Total		1,711.70 sq m	(18,424 sq ft)	

Key Details

- Approximately 18,424 sq ft (Gross Internal Area)
- Large footprint (former variety/discount store) with prominent frontage opposite The Newgate Centre
- Low Capital Value per sq ft (circa. £14 per sq ft on Guide Price)
- Nearby occupiers include Boots the Chemist, Peacocks, WHSmith, Card Factory, Lloyds Bank and adjacent to HSBC Bank
- Of interest to developers, investors and owner occupiers with possible change of use opportunities (subject to consents)

Location

Miles: 11 miles south of Durham
24 miles north-west of Middlesbrough
Roads: A688, A689
Rail: Bishop Auckland Railway Station
Air: Durham Tees Valley Airport

Situation

The property is situated on the eastern side of the pedestrianised section of Newgate Street, opposite the Newgate Shopping Centre. Newgate Shopping Centre has retailers including Wilko, Greggs and Argos, with other nearby occupiers including Boots the Chemist, Peacocks, WHSmith, Card Factory, HSBC and Lloyds banks.

Description

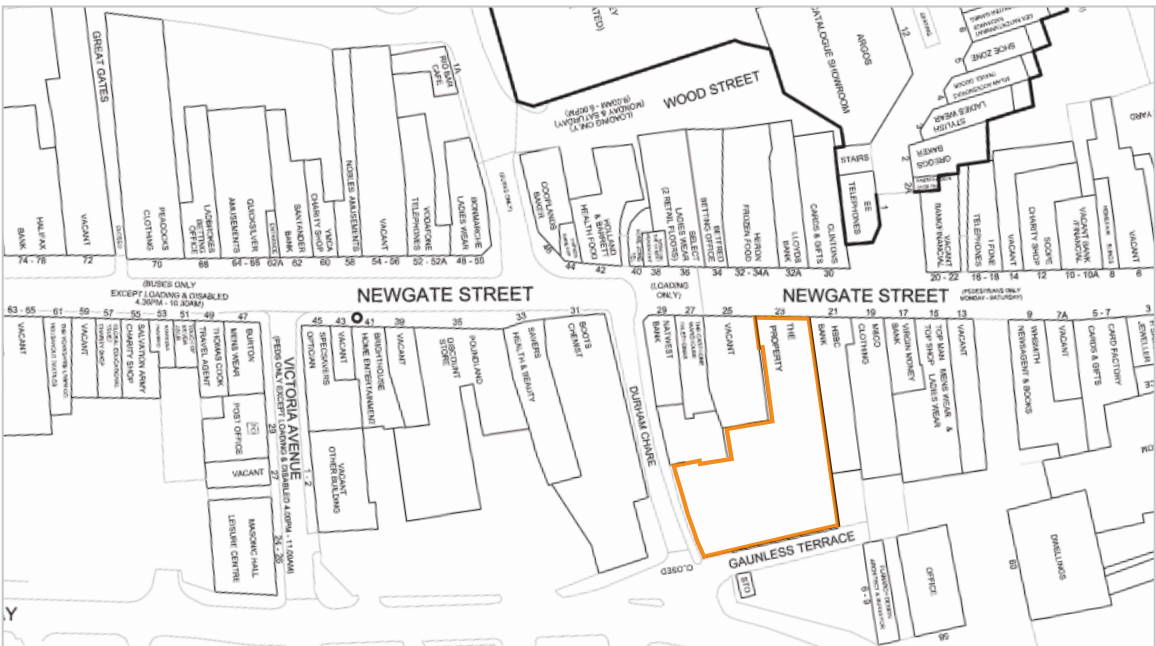
The property comprises a large ground floor shop with ancillary accommodation on the first and second floors.

Tenure

Freehold.

VAT

VAT is applicable to this lot.



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