

**Lot 30, 57 Newgate Street, Bishop Auckland,**

**County Durham, DL14 7EW**

For sale by Auction on 18/May/2022 (unless sold or withdrawn prior)



# Lot 30, 57 Newgate Street, Bishop Auckland,

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### Property Information

#### Freehold Retail Investment

- Let to tenant trading as Marvellous Toys
- Includes land to the rear
- Central location on the main retail thoroughfare
- Nearby occupiers include Sports Direct, Greggs, B&M and Boots the Chemist

#### Lot

30

#### Auction

18/May/2022

#### Rent

£6,000 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

On behalf of Trustees

#### Location

##### Miles

10 miles south of Durham, 11 miles north-west of Darlington

##### Roads

A68, A688, A1(M)

##### Rail

Bishop Auckland

##### Air

Newcastle Airport

#### Situation

Bishop Auckland is a market town approximately 10 miles south of Durham. The property is situated in a central location on Newgate Street close to its junction with Victoria Avenue. Nearby occupiers include Sports Direct, Greggs, B&M and Boots the Chemist.

#### Tenure

Freehold.

#### EPC

Band C.

#### Description

The property comprises a ground floor shop with ancillary accommodation at first floor level.

#### VAT

VAT is applicable to this lot.

#### Note

Please note the buyer will pay 1.5% excluding VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

#### Completion Period

6 week completion.

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	84.22 sq m 38.39 sq m	(907 sq ft) (413 sq ft)	C. GUILLE (t/a Marvellous Toys)	3 years from 03/12/2020 to 02/12/2023 on a full repairing and insuring lease	£6,000
<b>Total</b>		<b>122.61 sq m</b>	<b>(1,320 sq ft)</b>			<b>£6,000</b>

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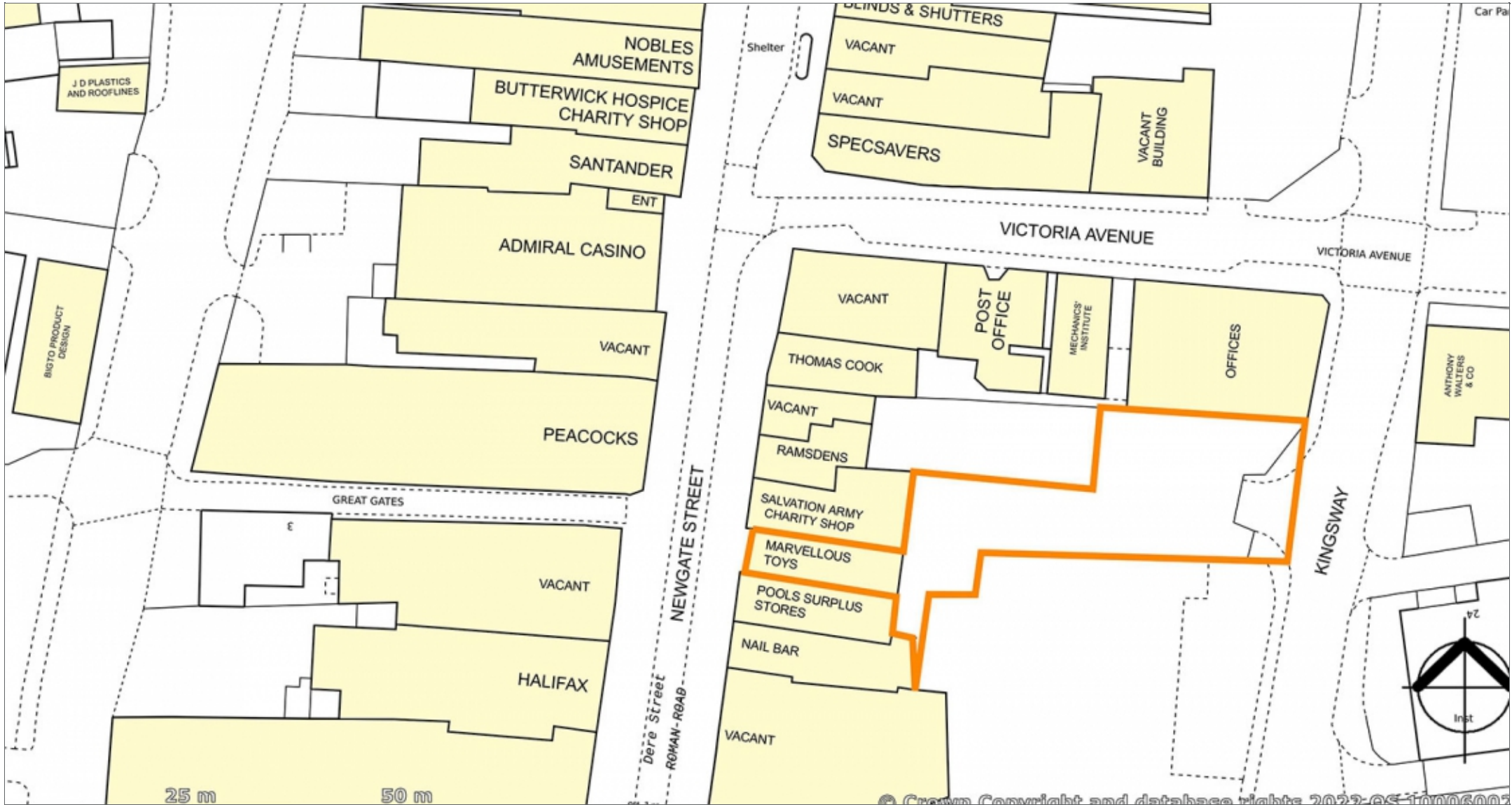
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## Contacts

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September 2020