

FOR SALE – Offers in the Region of £99,950

**131 Newgate Street, Bishop Auckland, DL14
7EN**

Versatile Two Storey Retail Premises

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SITUATION/LOCATION

The property fronts Newgate Street in the heart of the town centre amongst a diverse range of established occupiers including Darlington Building Society, Saks Hair and Beauty and JW Wood Estate Agency. All other town centre amenities are within convenient walking distance and public car parking is available within a short walk. Bishop Auckland is a popular market town situated approximately 6 miles west of Newton Aycliffe, 11 miles south of Durham and 14 miles north of Darlington with swift transport links across the region.

PREMISES

The property comprises a two storey terraced retail premises constructed of brick under a pitched and tile covered roof with attractive glazed window frontage. The ground floor provides an open plan and versatile sales area presently incorporating a number of hair salon stations with wash basins. There is a rear store/prep area and wc. The first floor is arranged to provide two well-presented treatment rooms and an open plan landing. The property incorporates a three phase electrical power supply and may suit a variety of business uses subject to obtaining any necessary statutory consents.

TENURE

Freehold

AGENTS NOTE

The property is presently occupied by our client and successfully T/A Phoenix Hair and Beauty. Our clients trading name, fixtures/ fittings and contact book are available via negotiation.

ACCOMMODATION

The accommodation briefly comprises:-

Ground Floor		
Sales	63.3sq.m.	681sq.ft.
Store	9.53sq.m.	103sq.ft.
Kitchen	5.62sq.m.	60sq.ft.
First Floor		
Treatment Rooms/ Landing	34.88sq.m.	375sq.ft.
Net Internal Area	113.33sq.m.	1,219sq.ft.

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 at £6,400. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief. Interested parties are advised to take up further enquiries with the Local Authority.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-74



**18 St Cuthberts Way
Darlington,
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