



### Tenure

Freehold.

### Location

Bishop Auckland is an attractive market town with a population of some 26,000, located on the River Wear, 9 miles south of Durham and 13 miles north of Darlington.

The property is situated on the centre of Newgate Street, close to its junction with Victoria Avenue on the main retail thoroughfare in the town centre.

Occupiers close by include Halifax, Thomas Cook, Post Office, Santander and Ladbrokes.

### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation at first floor level.

The property provides the following accommodation and dimensions:

Gross Frontage	5.55 m	(18' 3")
Net Frontage	5.20 m	(17' 3")
Ground Floor	96.15 sq m	(1,035 sq ft)
First Floor	30.19 sq m	(325 sq ft)

### Tenancy

The entire property is at present let to THE TOWEL RAIL LIMITED for a term of 1 year from 18th January 2017 at a current rent of £6,000 per annum. The lease contains full repairing and insuring covenants.

### Tenant Information

For the year ended 31st March 2016, The Towel Rail Limited reported a turnover of £12.4m, a pre-tax profit of £314,843 and a net worth of £4.2m. (Source: riskdisk.com 16.06.2017.)

### Buyer's Premium

Buyers are to pay 1.5% of the sale price towards the seller's costs.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

## Bishop Auckland

### 61 Newgate Street

### County Durham

### DL14 7EW

- Freehold Shop Investment
- Town centre location
- Let on a new lease
- Opposite Halifax and Peacocks
- Reversion January 2018
- Current Rent Reserved

**£6,000 pa**

**SIX WEEK COMPLETION AVAILABLE**

