

# Bishop Auckland

## 30 Newgate Street

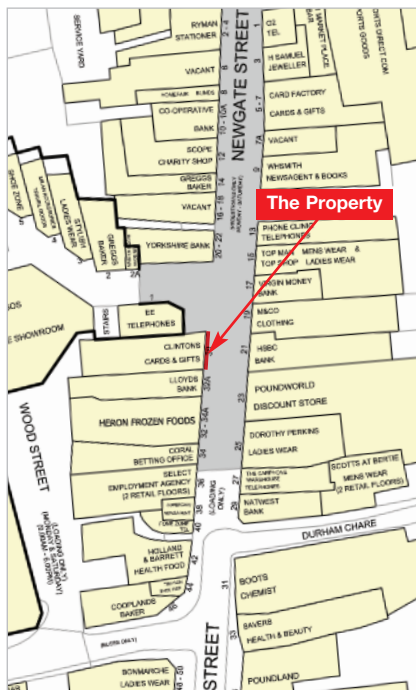
### County Durham

#### DL14 7EG

- Freehold Shop Investment
- Let to AG Retail Cards Ltd
- Prominent corner position with a rear entrance to the Newgate Centre
- Reversion 2019
- No VAT
- Current Rent Reserved

**£38,750 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



### 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 in the pedestrianised town centre, adjacent to EE.

Occupiers close by include Poundworld, Dorothy Perkins, M&Co, TopMan and Virgin Money.

### Description

The property is arranged on basement, ground and three upper floors to provide a card shop with ancillary accommodation. There is service access to the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	8.30 m	(27' 3")
Net Frontage	7.30 m	(23' 11")
Shop and Built Depth	28.00 m	(91' 10")
Basement	59.80 sq m	(644 sq ft)
Ground Floor	169.90 sq m	(1,829 sq ft)

First Floor	62.85 sq m	(676 sq ft)
Second Floor	54.25 sq m	(584 sq ft)
Third Floor	31.05 sq m	(334 sq ft)
<b>Total</b>	<b>377.85 sq m</b>	<b>(4,067 sq ft)</b>

### Tenancy

The entire property is at present let to AG RETAIL CARDS LTD for a term of 5 years from 7th February 2014 at a current rent of £40,000 per annum. The rent was rebased to £38,750 pa from £46,000 pa in 2012. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

### Tenant Information

No. of Branches: 400.

Website Address: [www.clintoncards.co.uk](http://www.clintoncards.co.uk)

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

EPC Rating 69 Band C (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms J Auckland, Janet Auckland Solicitor. Tel: 01392 210152 e-mail: [ja@janetaucklandsolicitor.com](mailto:ja@janetaucklandsolicitor.com)