

Retail | Office | Industrial | Land



## 119 Newgate Street, Bishop Auckland DL14 7EN

- Two Storey Retail Unit / Office
- Floor Area 1,106 sq. ft. (102 sq. m.)
- Excellent Passing Trade
- Prominent Town Centre Position
- Well Presented Unit
- Suitable for a Variety of Uses

**Auction Guide Price £70,000 +**

For Sale by Auction. Live Online Auction, bidding starts Thursday 27<sup>th</sup> June 2024

Terms & Conditions apply, see website: [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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## Location

Bishop Auckland is located about 25 miles south of Newcastle upon Tyne, 21 miles south of Sunderland and 9 miles north-west of Middlesbrough. The town has excellent transport links, being about 6 miles west of junction 60 of the A1(M) motorway via the A688 and about 3 miles from the A68 Darlington to Edinburgh road. The property is located on the main shopping parade, Newgate Street to the south of the town centre.

## Property Description

A mid terrace two story property with pitched slate roof. The property consists well-presented ground floor retail unit with first floor office.

Area	Sq. m.	Sq. ft.
<b>Ground Floor</b>		
Retail	44.71	481.25
Kitchen	19.35	208.28
Office	4.14	44.56
Store	2.28	24.54
Store	2.56	27.55
<b>First Floor</b>		
Office	22.79	245.30
W/C	3.2	34.44
W/C	3.73	40.14
<b>Net internal</b>	<b>102.76</b>	<b>1,106</b>

## Viewing

Strictly by appointment through this office.

## Auction Guide Price

£70,000 +

## Tenure

We are advised the property is freehold.

## Rateable Value

The 2024 Rating List entry is Rateable Value £6,200

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates.

We advise to seek verification of the above from the Local Rating Authority.

## Auction

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## Legal Pack

For a full legal pack on this property please contact: The Agents Property Auction: 01661 831360

## Important Notice

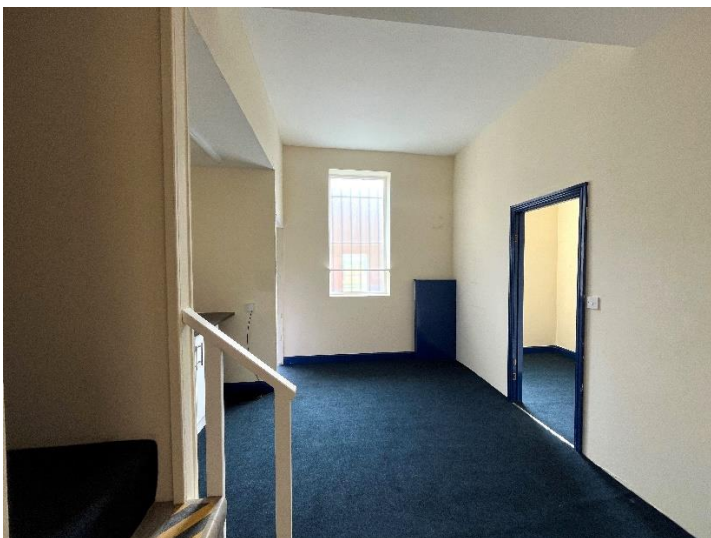
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4. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +VAT (total £2,400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see: [agentspropertyauction.com](http://agentspropertyauction.com)

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