

**SHOPPING CENTRE PROPERTY / CLASS A1**

First Floor Proposed New Leisure Unit Tenters Street, Bishop Auckland

**Rent: On application****First Floor Area**

14,400 Sq ft / 1,338 Sq M

**WITHDRAWN****Viewing Strictly through the joint letting agents.****Barker Proudlove****Mark Proudlove****Mob:** 07808 479310**Email:** mark@barkerproudlove.co.uk**Jon Lovelady****Mob:** 07717 661389**Email:** jon@barkerproudlove.co.uk**Rawstron Johnson****Anthony Jackson****Tel:** 0113 450 7009**Mob:** 07711 944 404**Email:** Anthony@rj-ltd.co.uk

**Location:**

The Newgate Shopping Centre forms part of the prime retail pitch within the town centre.

**Date Prepared:**

February 2020

Subject to Contract

The subject unit occupies a first floor location with the Newgate Shopping Centre, but with frontage on to both the bus station and Tenters Street.

**Accommodation:**

The premises comprise accommodation on the first floor only with Tenters Street access.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
First Floor New Leisure/ Retail Unit	14400	1337

**Rent:**

On application

**Tenure:**

The unit is offered on a new lease for a term to be agreed.

**Business Rates:**

We have been verbally advised by the Local Charging Authority that the property is to be assessed for rating purposes following redevelopment works.

Interested parties should confirm the level of business rates payable with County Durham Council Business Rates Department.

**EPC:**

Energy Performance Asset Rating - Available on request

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

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