

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 10 Newgate Shopping Centre, Bishop Auckland

**barkerproudlove**  
retail property consultants**Rent: On application****Ground Floor Area**

3,217 Sq ft / 299 Sq M

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

**Location:**

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

The subject unit occupies a prominent entrance position with prime frontage on to both the bus station and the internal mall.

Retailers in the immediate vicinity include Wilko and New Look.

**Accommodation:**

The premises comprise accommodation on ground and first floors.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	3217	298.86
First Floor Ancillary	3064	284.65

**Rent:**

Upon application.

**Tenure:**

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

**Business Rates:**

The unit has a 2017 rateable value assessment of £34,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of between £15,000 and £51,000 can apply for a cash grant of £25,000.

**EPC:**

Energy Performance Asset Rating - C

**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.

**Date Prepared:**

February 2020

Subject to Contract

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