

# Lot 34

£25,000 Per Annum  
Exclusive

## 50-52 Newgate Street, Bishop Auckland, County Durham DL14 7EQ Freehold Retail Investment



### Key Details

- Lease to BM Retail Limited (t/a Bon Marche)
- 5 year lease from 19th May 2020 (subject to option)
- Prominent corner position on Newgate Street
- Nearby retailers include Heron Foods, Holland & Barrett, Boots the Chemist, Savers, Vodafone and Poundland
- VAT-free investment

### On Behalf of Trustees

#### Location

**Miles:** 10 miles south of Durham  
11 miles north-west of Darlington  
**Roads:** A68, A688, A1(M)  
**Rail:** Bishop Auckland  
**Air:** Newcastle Airport

#### Situation

Bishop Auckland is a market town approximately 10 miles south of Durham. The property is situated on the east side of Newgate Street, opposite its junction to Great Gates, and just a short walk to Newgate Shopping Centre. Nearby retailers on Newgate Street include Heron Foods, Holland & Barrett, Boots the Chemist, Savers, Vodafone and Poundland

#### Description

The property comprises a two storey building arranged as a ground floor shop with ancillary accommodation on the first floor.

#### Tenure

Freehold.

#### VAT

VAT is not applicable to this lot.

#### Note

Please note the buyer will pay 1.5% plus VAT of the purchase price towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

Six week completion available

Energy Performance Certificate

See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk)

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	174.10 sq m (1,874 sq ft)	BM RETAIL LIMITED	5 years from 19/05/2020 until 18/05/2025 (2)	£25,000	18/05/2025
First	Ancillary	118.50 sq m (1,275 sq ft)	(t/a Bon Marche)	(1)		(2)
<b>Total</b>		<b>292.60 sq m (3,149 sq ft)</b>			<b>£25,000</b>	

- (1) [www.bonmarche.co.uk](http://www.bonmarche.co.uk)  
(2) Tenant option to determine on 18th May 2023



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