

# Retail & Trade Counter

Retail Showroom Workshop & Site

# To Let

5 West Auckland Road, Bishop Auckland, DL14 9TW



- Purpose built showroom with vehicle maintenance garage
- Main road frontage
- GIA Approximately 1,021 sq m (11,000 sq ft)
- Buildings and Site Capable of Sub-division
- Total site Area is Approximately 1.65 Acres
- Passing Vehicles – on average 14,500 a day

## Location

The premises are located in a prominent position fronting the A6072 West Auckland Road, Bishop Auckland next to the Premier Inn Hotel.

Bishop Auckland is a popular commercial centre with a large catchment area and lies approximately 12 miles south of Durham and 13 miles north of Darlington.

The surrounding area has seen significant development recently with a new Sainsburys and Tesco supermarket, a KFC and McDonalds drive thru as well as a number of other commercial and retail schemes.

## Description

The premises comprise a car showroom with ancillary service reception, customer waiting area, office accommodation and workshops.

The showroom is of steel framed construction with full height glazing under a profile sheet roof. Internally it benefits from tiled floors, sodium lighting and suspended gas fired heaters.

Offices and WC facilities are also provided. To the rear is a workshop and parts store which is of brick and blockwork wall construction under a profile sheet roof. Externally there is a large display and car parking area together with valeting and wash down bay.

## Accommodation

The subject property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6th Edition) and extend to the following approximate Gross Internal Area:

GF Showroom and Offices	580.8 sq m	6,458 sq ft
FF Showroom Offices	61.20 sq m	659 sq ft
Workshop (inc offices)	263.0 sq m	2,834 sq ft
Valeting Bay	49.0 sq m	527 sq ft
Washdown Bay	57.0 sq m	613 sq ft
Total GIA	1,011 sq m	11,091 sq ft

## Planning

The property has consent for A1 (Bulky Goods) Further information is available upon application.

## Terms

The property is available to let in whole or part. A new 10 year lease is available on an effective full repairing and insuring basis incorporating 5 yearly reviews. The quoting rent is £120,000 + vat pax.

## Service Charge

Further details are available upon request.

## Rateable Value

We understand the current rateable value for the subject property is £57,000. The standard small business multiplier for 2018/19 is 48.0p. We recommend that interested parties contact the local Rating Authority directly to determine the exact rates payable.

## Legal Costs

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

## EPC

The property has an EPC rating of B(45) A copy of the EPC is available upon application.

## VAT

All prices quoted are exclusive of VAT which is payable at the prevailing rate.

## Viewing and Further Information

All viewings are strictly by prior appointment through the joint agents:

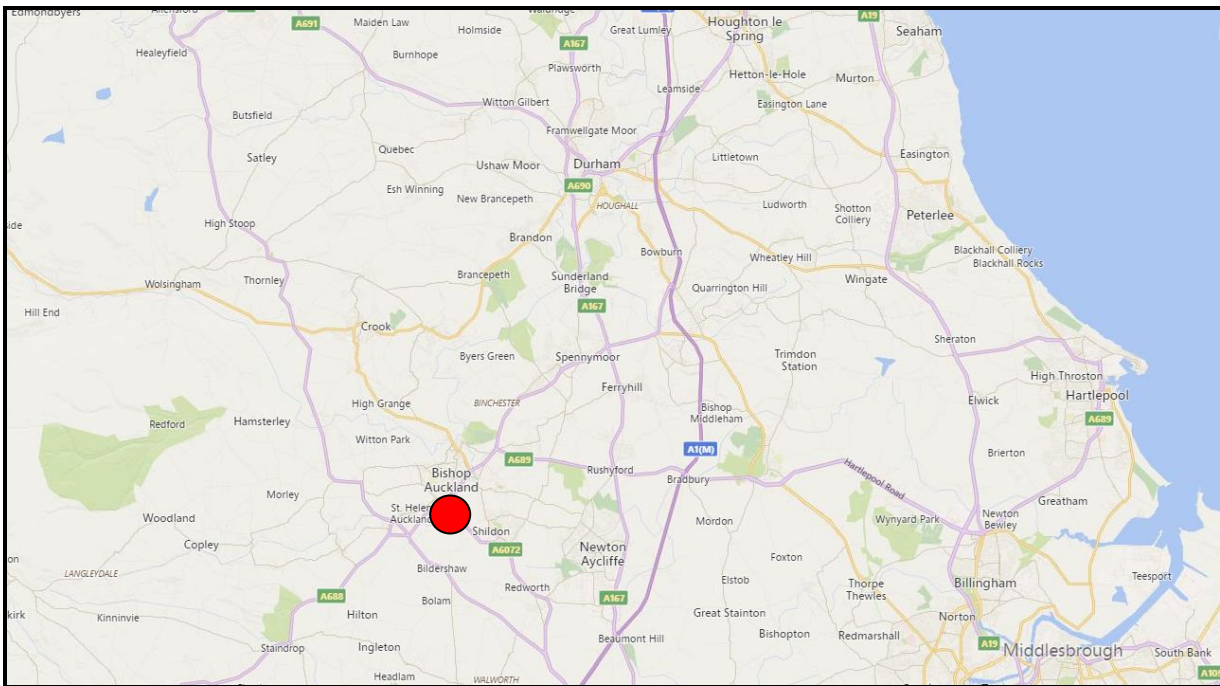
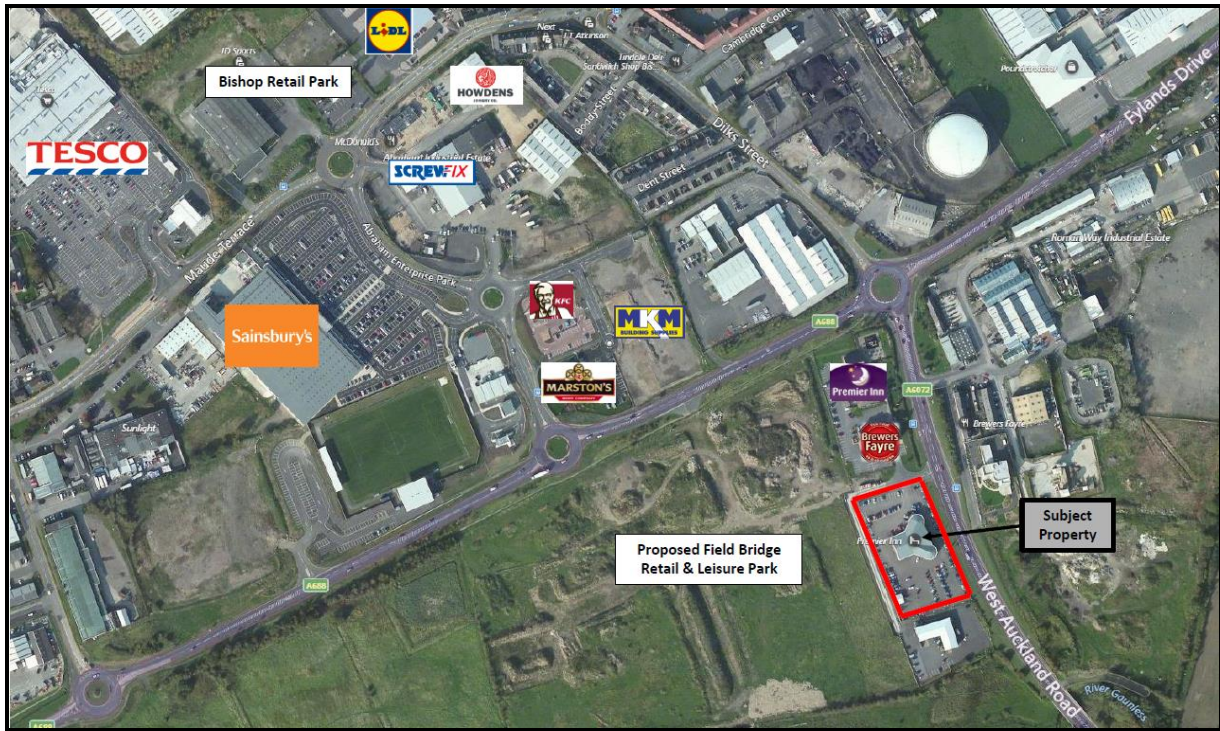
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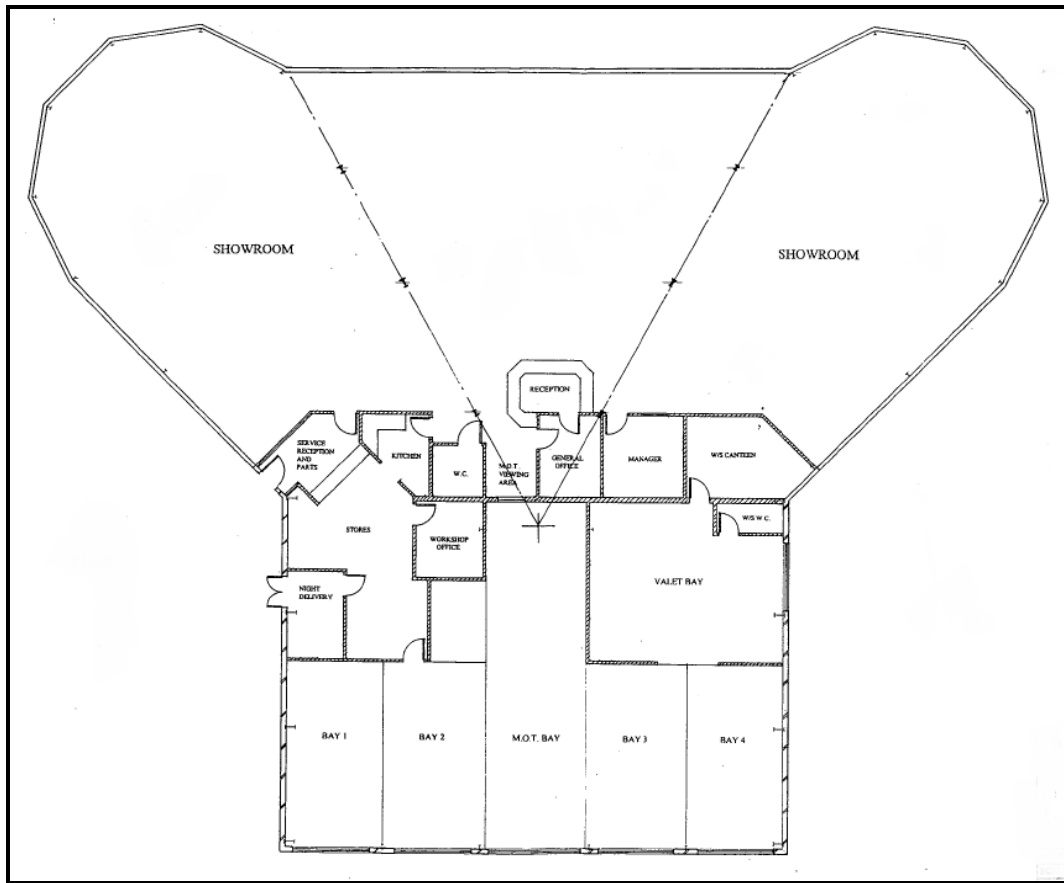
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Site Boundary – Not to Scale – 1.65 acres



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