



TO LET

**UNIT 5, ABRAHAM RETAIL PARK, ST HELEN AUCKLAND,
BISHOP AUCKLAND DL14 9TT**

- Busy out of town location
- Adjacent to Butterwick, opposite Starbucks and close to Headquarters, Subway, Dominos and McDonalds
- New lease available
- Sales: 675.8 m² (7,274 sq ft)

Contact:

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LOCATION

The property is situated between the old A688 and the new Auckland A688 Bypass West of Bishop Auckland. Bishop Auckland is located approximately 14 miles North West of Darlington, 24 miles West of Middlesbrough and 13 miles South of Durham City.

Existing occupiers on our client's development include McDonalds, Starbucks, Dominos, Subway, Chisholm bookmakers, Barnardos and ScrewFix.

The location has been the focus of significant recent retail and Leisure development to become the primary food retail destination in the area. These developments include:

M&S, Boots, Pets at Home, TK Maxx, Sports Direct, Home Bargains, Next, Sainsbury's, Tesco Extra, KFC Drive Thru and Marston's Family Pub

Other multiple national retailers nearby include Lidl, Aldi, and Iceland.

ACCOMMODATION

The property provides the following approximate net internal areas and dimensions: -

The accommodation is arranged over ground floor:

Sales **675.8 m² (7,274 sq ft)**

RESTRICTED USES

A new occupier will covenant not to engage in business whose principal business is EITHER the sale of ground beef or chicken products OR operation as a Coffee shop OR Bookmaker.



TERMS

The property has E class planning consent and is available by way of a new Full Repairing and Insuring lease for a min term of 5 years at a rent of £100,000 pax.

A service charge of £7,063.02 pa is payable on top of the rent. The Service Charge year runs from 1st January 2025 to 31st December 2025.

VAT

Vat is charged on top of the rent stated at 20%.

RATING

Rateable Value 2023 - £60,500

UBR 2025/2026 – 49.9p in the £

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating has been assessed as B (48). A full copy of the EPC will be available for inspection if required on completion.

VIEWING

Strictly through the agents Connect Property NE:

Andrew Wilkinson

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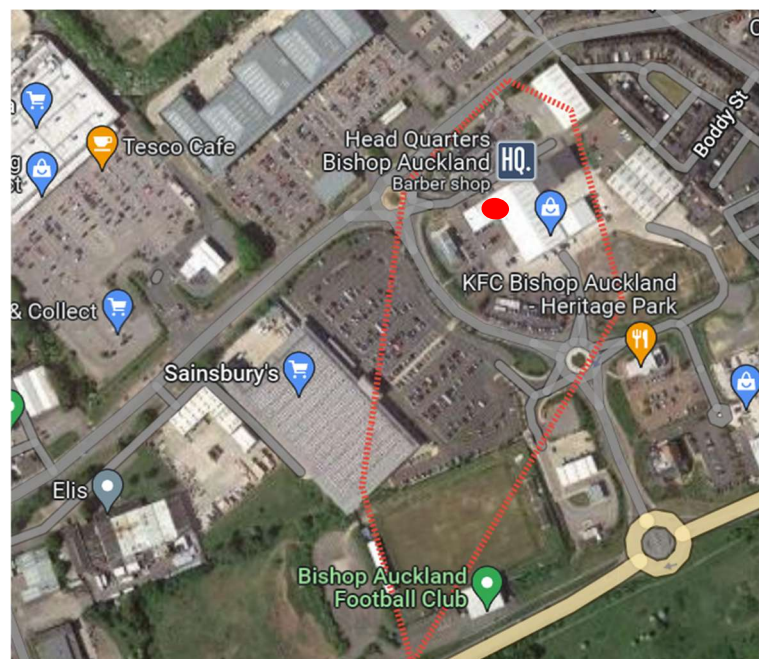
Email: andrew@cpne.co.uk

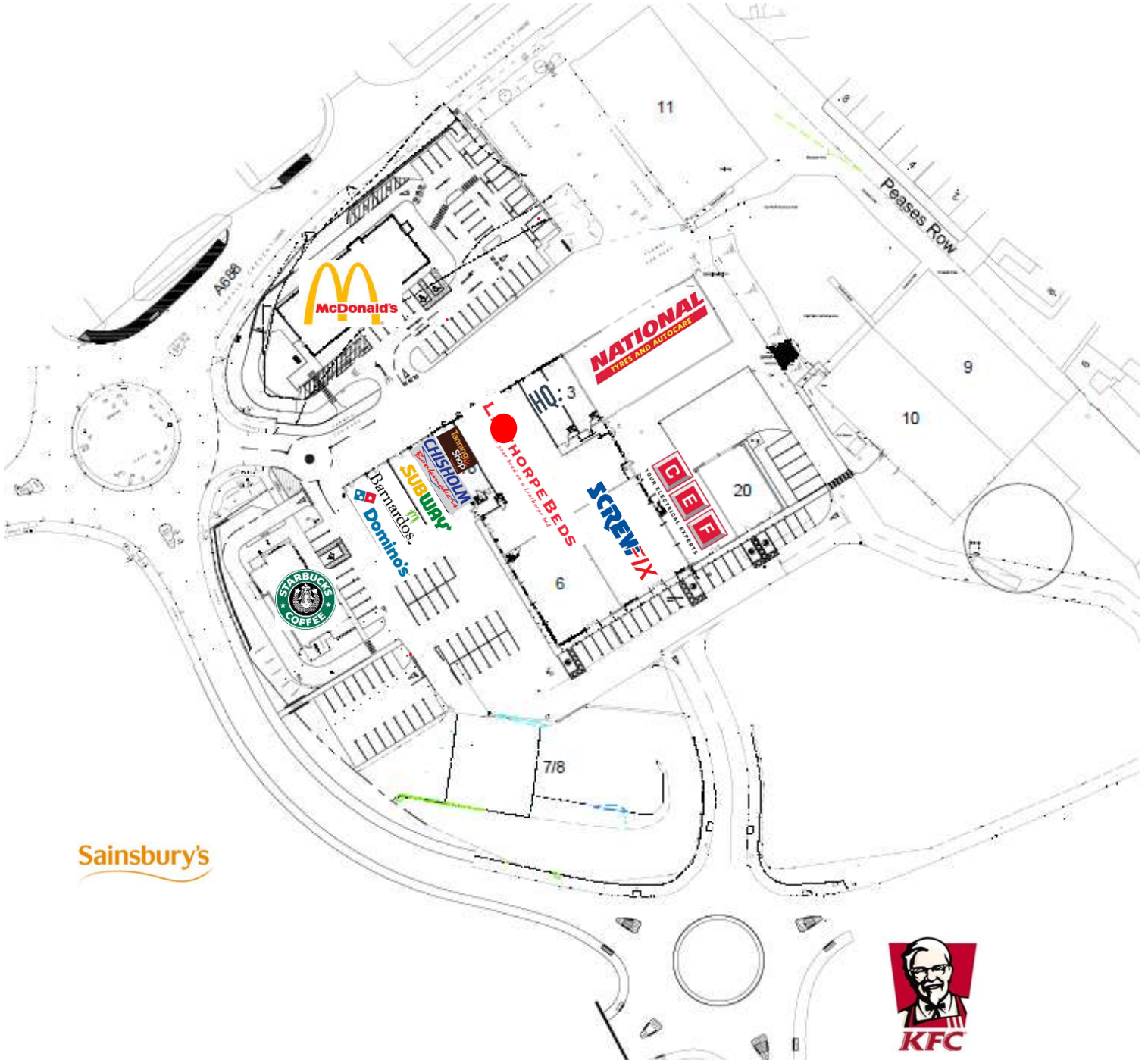
Or Joint Agents

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