

TO LET - £18,000 per annum, exclusive

**18 Railway Street, Bishop Auckland, Co.
Durham, DL14 7LR**

Versatile Showroom/ Workshop – G.I.A. 5,492sq.ft.

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SITUATION/LOCATION

Railway Street lies adjacent to Newgate Street in Bishop Auckland town centre. Railway Street and its parallel neighbouring streets provides a densely populated mixed commercial neighbourhood incorporating a diverse variety of largely trade related businesses. Established occupiers in the vicinity include Plumb Centre, Bishop Auckland Glazing and Asda among others. Bishop Auckland is a popular market town situated approximately 14 miles from Darlington and 11 miles from Durham with convenient transport links across the region.

DESCRIPTION

Detached showroom/ workshop premises with two storey offices and stores recently refurbished to a high standard.

The property is of traditional brick construction held beneath a pitched and tile/ sheet clad roof. The internal accommodation comprises open plan offices with gas central heating, suspended ceilings and integrated lighting together with an open plan showroom/ workshop incorporating timber mezzanine level.

There is roller shutter access and a small enclosed yard area at the front.

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

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Telephone: 01325 466945**

ACCOMMODATION

Warehouse	229.32sq.m.	2,467sq.ft.
Offices	124.32sq.m.	1,338sq.ft.
Mezzanine	126.43sq.m.	1,360sq.ft.
Second Floor Storage	30.37sq.m.	327sq.ft.
Gross Internal Area	510.44sq.m.	5,492sq.ft.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

LEGAL COSTS

The incoming tenant is responsible for the Landlords legal costs (plus VAT) incurred within this transaction.

RATEABLE VALUE/ COUNCIL TAX

The property is recorded in the current ratings list from 1st April 2023 at £9,900. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

We are advised by our client that VAT is not applicable.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

E-107



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