



TO LET BY ASSIGNMENT OR SUB-LET

**Trade Counter/
Industrial Unit**

**Unit 19
Abraham Enterprise Park
St Helens Auckland
Bishop Auckland
DL14 9TT**

- **Modern Trade Counter Unit**
- **Size - 1,929 sq ft**
- **Rent - £20,000 per annum**
- **Lease Expiry 2 May 2026**

Location

Abraham Enterprise Park is an established shopping location within Bishop Auckland retail shopping park adjacent to the A688. It is a popular commercial centre with a large catchment area being approximately 12 miles south of Durham and 10 miles north west of Darlington. The park lies approximately 6 miles west of junction 58 of the A1(M).

Nearby occupiers include Sainsbury's, Tesco, M&S, Costa Coffee, Poundland, Pets at Home, Boots, TK Maxx, Home Bargains, Card Factory, Vision Express, KFC, Lidl, Aldi, Homebase and Premier Inn. On site occupiers include McDonalds, Starbucks, Domino's Pizza, Subway, Chisholms Bookmakers, The Fat Butcher, Redworth Furniture, Linthorpe Beds, Howdens Joinery and Screwfix.

Description

The subject unit is a semi detached unit which has planning consent for bulky goods retail. The unit is of steel portal frame construction with composite cladding beneath a pitched roof and with a glass shop frontage. Rear loading doors provide access to a rear yard. Parking is available on site.

Accommodation

We understand that the accommodation provides the following:-

Total GIA	179 sq m	1,929 sq ft
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Legal Costs

Each party to bear their own legal and professional costs incurred in the transaction.

Rates

The property has a Rateable Value from April 2017 of £19,500. Interested parties should make their own enquiries in this regard.

EPC

An Energy Performance Certificate is currently being commissioned and will be available upon request in due course.

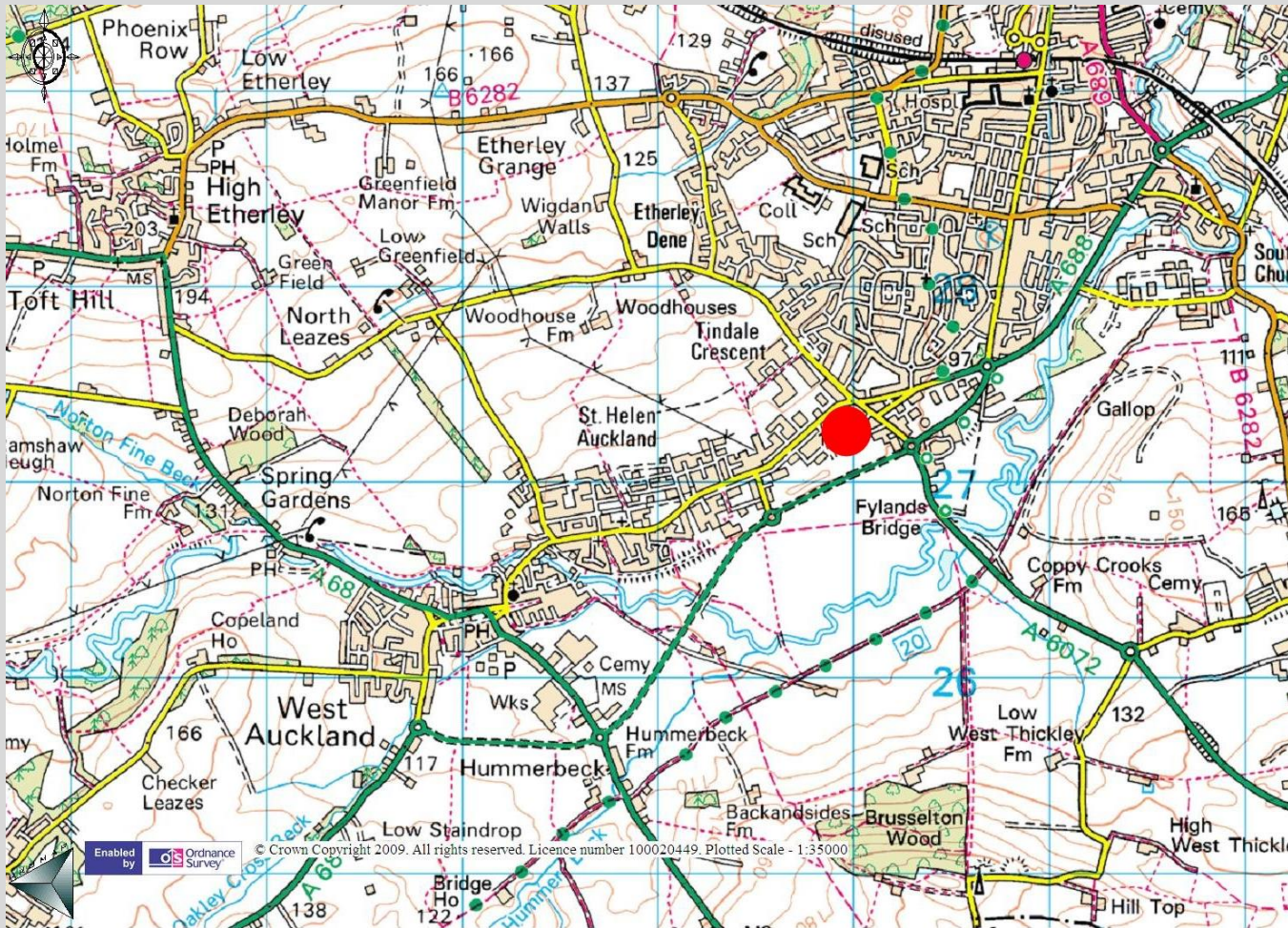
Lease

Available by way of assignment, the premises are held on a lease for a term of 10 years from May 2016 on a Full Repairing and Insuring basis. The lease incorporates a tenant break option and a rent review provision on the 5th anniversary of the term.

Alternatively a sub lease is available on an FRI basis with terms to be agreed.

Rent

The current passing rent is £20,000 per annum.



Viewings & Further Information

Strictly by prior appointment with the agents:

Contact: Darren Naylor
Tel No: 0191 269 0104
Email: darren.naylor@sw.co.uk
Contact: George Williams
Tel No: 01642 426 922
Email: george.williams@sw.co.uk

Alternatively, our joint agents, Carron Real Estate Ltd:

Contact: Paul McInnes
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