

# RETAIL/ OFFICE PREMISES TO LET

Killerby House, Durham Chare,  
Bishop Auckland, DL14 7HS

- Arranged over 4 floors
- Total size of 397.29m<sup>2</sup> (4,276.39ft<sup>2</sup>)
- Awaiting EPC Rating
- Available in whole or in part
- Located within the heart of Bishop Auckland

**Rent of £30,000 per annum**  
(may let separately)

**BradleyHall**



## LOCATION

Located just off Newgate St, Killerby House is located in the heart of Bishop Auckland Town Centre, in the prime shopping area of Newgate Street which benefits from local and national occupiers including Card Factory, Holland & Barrett, The Works & Peacocks.

## DESCRIPTION

The subject property comprises of an end of terrace, four storey building, with retail & office accommodation arranged over the four floors.

## ACCOMMODATION

Ground floor	120.00m <sup>2</sup>	1,291ft <sup>2</sup>
First floor	137.40m <sup>2</sup>	1,478ft <sup>2</sup>
Second floor	89.73m <sup>2</sup>	965ft <sup>2</sup>
Third floor	50.16m <sup>2</sup>	539ft <sup>2</sup>
<b>Total</b>	<b>397.29m<sup>2</sup></b>	<b>4,276ft<sup>2</sup></b>

## RATING ASSESSMENT

Ground & First Floor - The rateable value of the premises as at 1 April 2023 is £12,750 and the estimated rates payable for the current year is £6,362.25. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

Second & Third Floor - The rateable value of the premises as at 1 April 2023 is £5,500 and the estimated rates payable for the current year is £2,744.50. This is based on the standard Small Business Rate of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

## EPC RATING

To be assessed

## TERMS

The leasehold of the whole property is available to let at £30,000 (Thirty Thousand Pounds) per annum, for a term of years to be. Further details are available on request. The property is also available in part with terms to be negotiated.

## VAT

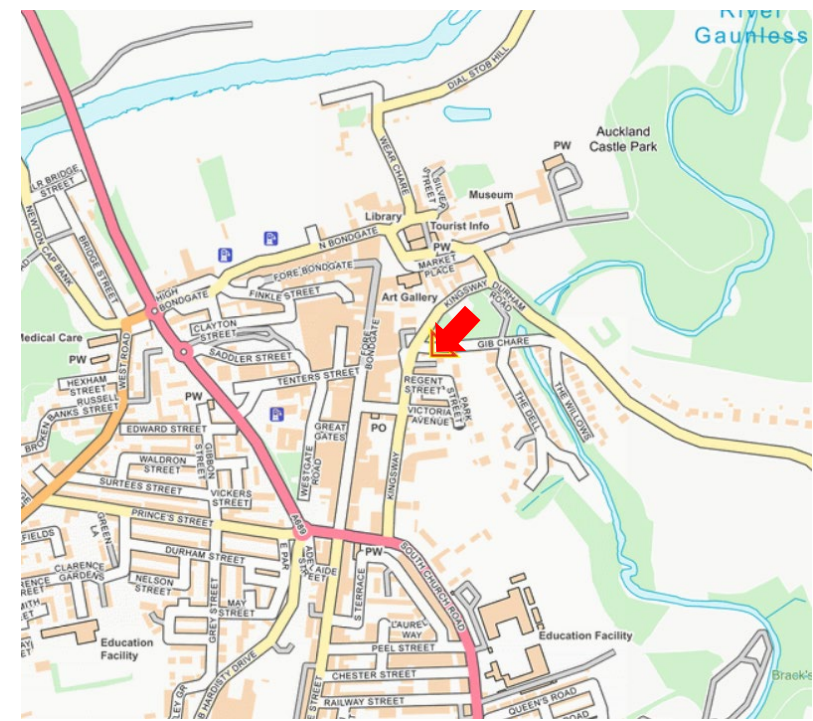
All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.



**Car parking within walking distance**  
**1 mile from A688**  
**7 miles from A1(M)**  
**1 miles from A689**



**11.1 miles from Durham railway Station**



## LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

## VIEWING

For general enquiries and viewing arrangements please contact Bradley Hall.

**Tel:** 0191 383 9999

**Email:** [durham@bradleyhall.co.uk](mailto:durham@bradleyhall.co.uk)

[www.bradleyhall.co.uk](http://www.bradleyhall.co.uk)

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### AGENTS NOTES

You may search our company website [www.bradleyhall.co.uk](http://www.bradleyhall.co.uk) for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.