

Bishop Auckland - 61 Newgate Street, County Durham DL14 7EW
Freehold Shop Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Bishop Auckland - 61 Newgate Street, County Durham DL14 7EW

Freehold Shop Investment



Investment Consideration:

- Purchase Price: £75,000
- Gross Initial Yield: 6.64%
- Rental Income: £4,980 p.a.
- VAT is applicable to this property
- Town centre location. Opposite Halifax and Peacocks
- The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation at first floor level
- Occupiers close by include Halifax, Thomas Cook, Post Office, Santander and Ladbrokes



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 61 (Ground Floor Shop with ancillary accommodation at first floor level)	Gross Frontage 18'3" Net Frontage 17'3" Ground Floor 1,035 sq ft First Floor 325 sq ft	The Towel Rail Ltd (t/a Yorkshire Linen)	3 years from 18th January 2018	£4,980	FRI
Total				£4,980	

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Property Description:

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation at first floor level.

The property provides the following accommodation and dimensions:

Ground Floor Retail/Ancillary:	96.15 sq m	(1,035 sq ft)
First Floor Ancillary:	30.19 sq m	(325 sq ft)
Gross Frontage:	5.49 m	(18'3" ft)

Tenancy:

The entire property is at present let to The Towel Rail Limited t/a Yorkshire Linen for a term of 3 years from 18th January 2018 at a current rent of £4,980 per annum. The lease contains full repairing and insuring covenants.

Location:

Bishop Auckland is an attractive market town with a population of some 26,000, located on the River Wear, 9 miles south of Durham and 13 miles north of Darlington. The property is situated on the centre of Newgate Street, close to its junction with Victoria Avenue on the main retail thoroughfare in the town centre. Occupiers close by include Halifax, Thomas Cook, Post Office, Santander and Ladbrokes.

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Contacts:

To view copies of the leases, information on the title, other information, please contact Joseph Bachman or Prash Jaitley.



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