



# CP

THE CULSHAW  
PARTNERSHIP

COMMERCIAL PROPERTY  
SPECIALISTS  
ESTABLISHED 1976

## BISHOP AUCKLAND

21 NEWGATE STREET DL14 7HQ

## FOR SALE OR TO LET

### LOCATION

Bishop Auckland is an attractive town just 4 miles west of the A1. Middlesbrough and Stockton on Tees are 25 miles to the east and Newcastle 33 miles to the north. Newgate Street is the prime pedestrianised retail street in the town.

### ACCOMMODATION

Terraced retail property with imposing bank frontage. Floor areas are as follows:

Sales	1580 ft <sup>2</sup>
Storage	162 ft <sup>2</sup>
Office	195 ft <sup>2</sup>
Basement	700 ft <sup>2</sup>
First Floor Offices	780 ft <sup>2</sup>
Second Floor	315 ft <sup>2</sup>

Parking 6 Spaces

### TENURE

The property is available for Sale or To Let

29 High Street East, Uppingham, Rutland, LE15 9PY  
**01572 822791** [www.cpsip.co.uk](http://www.cpsip.co.uk)

Partners: Justin Fowler MRICS, John Tookey MRTPI

The Culshaw Partnership is a limited liability partnership registered under number OC433535 in England and Wales. Regulated by the RICS. Registered office as above.

### RENT

£32,500 pa

### RATES

Rateable Value: £11,500  
Rates Payable:

### LEGAL COSTS

The new tenant to be responsible for the landlords' legal costs in connection with preparation of the lease.

### VIEWING

Strictly through landlords' agents, please contact 01572 822791 for further information.  
EPC Valid until May 2028

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