



SITUATION

Occupying a prominent trading position opposite a **WH Smith** within the town's prime pedestrianised retail thoroughfare amongst such multiple occupiers as **Thorntons**, **Yorkshire Bank**, **Topshop/Topman** and **Phones 4U** being yards from the Newgate Centre. Bishop Auckland is a busy town which lies some 12 miles south-west of Durham City and 14 miles north-west of Darlington.

PROPERTY

A substantial mid terraced building comprising a **Ground Floor Shop** with internal access to **Storage Accommodation** on 2 upper floors.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	18'5"	
Internal Width	17'4"	
Shop & Built Depth	84'8"	
Sales Area	Approx	1,465 sq ft
Store/Staff Area	Approx	355 sq ft plus 2 WCs
First Floor Storage Area	Approx	1,660 sq ft
Second Floor Storage Area	Approx	185 sq ft

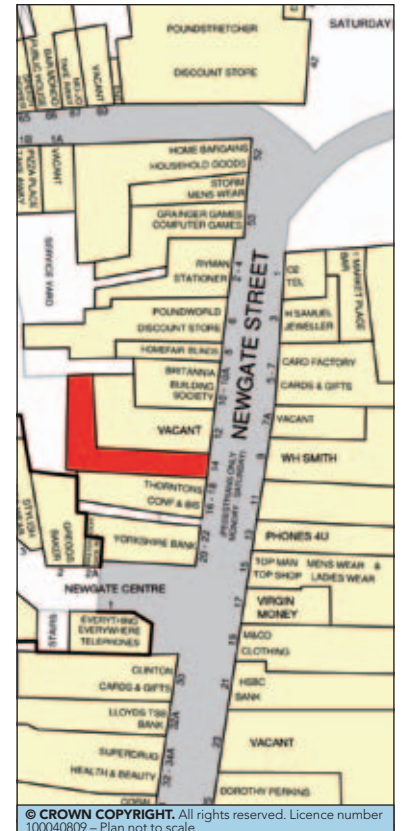
Total Area **Approx 3,665 sq ft**

VAT is NOT payable in respect of this Lot. FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Greggs PLC (having 1,400 branches) (T/O for Y/E 29/12/12 £734.5m, Pre-Tax Profit £53.3m and Net Worth £234.6m)** for a term of 15 years from 21st July 2001 at a current rent of **£38,300 per annum exclusive (rising to £43,500 p.a. if the tenant occupies the upper parts).**

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**



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VENDOR'S SOLICITORS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts