



SITUATION

Within the Town's prime pedestrianised retail thoroughfare, adjacent to **Carphone Warehouse** and **Poundworld**, and amongst such other multiple traders as **Superdrug**, **Thorntons**, **WH Smith** and **H. Samuel** as well as being close to 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, and has a 5 mile catchment population of over 100,000.

PROPERTY

An attractive mid-terraced 3 storey building comprising a **Large Ground Floor Shop with First Floor and Second Floor Storage/Canteen/Ancillary**.

VAT is payable in respect of this Lot. FREEHOLD

ACCOMMODATION* *Not inspected by Barnett Ross. Areas and measurements supplied by Vendor.

Ground Floor Shop

Gross Frontage	39'4"	Internal Width	37'4"
Shop Depth	82'0"	Built Depth	83'6"
Ground Floor Sales Area (ITZA 1,358.75 Units)	Approx	2,876 sq ft	

First Floor

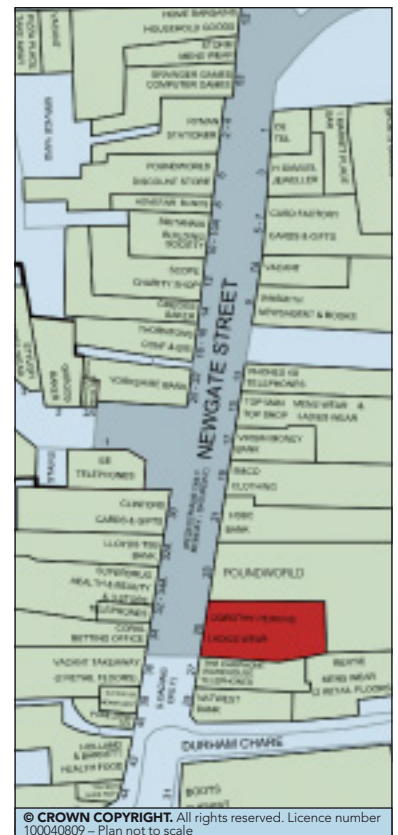
Storage Area	Approx	2,136 sq ft
Staff Area	Approx	186 sq ft

Second Floor Storage Area **Approx 645 sq ft**

Total Area Approx 5,843 sq ft

TENANCY

The entire property is let on a full repairing and insuring lease to **Burton/Dorothy Perkins Properties Ltd (Holding Company – Arcadia Group Brands Ltd who for Y/E 25/08/12 reported a T/O of £1.57bn, Pre-Tax Profit £229.97m and Net Worth £1.22bn)** for a term of 15 years from 20th March 2000 at a current rent of **£79,500 per annum** exclusive.



© CROWN COPYRIGHT. All rights reserved. Licence number 100040809 – Plan not to scale

VENDOR'S SOLICITORS

Janet Auckland Solicitor - Tel: 01392 210 152
Ref: Ms Janet Auckland - Email: ja@janetaucklandsolicitor.com

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

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 £500 (including VAT) upon exchange of contracts