

# Lot 13

60 & 62 Newgate Street and  
4, 6 & 8 Westgate Road, Bishop Auckland,  
Co. Durham DL14 7EQ

**\*Guide: £150,000**  
Gross Yield 14.2% plus Vacant Flat  
4 week completion



## SITUATION

Located opposite the junction with Victoria Avenue within the town centre, adjacent to **Santander** and amongst other such multiple retailers as **Savers, Admiral, Peacocks, Vodafone** and **Halifax**. Bishop Auckland is a market town which lies some 12 miles south-west of Durham and 14 miles north-west of Darlington.

**VAT is NOT applicable to this Lot**

## TENANCIES & ACCOMMODATION

Property	Accommodation <sup>1</sup>	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
60 & 62 Newgate Street (Ground Floor Shop & Rear Store)	Gross Frontage 19'10" Built Depth 119'0" Sales/Store Area Approx. 1,927 s ft <sup>2</sup> WC	<b>Butterwick Hospice Retail Ltd (Charity having 11 branches – visit: <a href="http://butterwick.org.uk">butterwick.org.uk</a>)</b>	5 years from 1st April 2019	£12,000	IRI <b>Rent Review 1st April 2022.</b>
Flat 4 Westgate Road	2 Bedrooms, Open Plan Living/Kitchen Area, Bathroom/WC <sup>1</sup>	<b>Individual(s)</b>	1 year from March 2022	£4,680	AST
Flat 6 Westgate Road	1 Bedroom, Living Room, Kitchen, Bathroom/WC <sup>1</sup>			<b>VACANT</b>	
Flat 8 Westgate Road	2 Bedrooms, Living Room, Kitchen, Bathroom/WC <sup>1</sup>	<b>Individual</b>	1 year from 20th June 2021	£4,680	AST
				<b>Total: £21,360 plus Vacant Flat</b>	

<sup>1</sup>Not inspected by Barnett Ross. Accommodation provided by Vendor.

<sup>2</sup>Area taken from VOA

## PROPERTY

A mid terraced building comprising a **Deep Ground Floor Shop and Rear Store** together with separate rear access from Westgate Road to **3 Self-Contained Flats (2 x 2 Beds and 1 x 1 Bed)** on the two upper floors.

In addition, the property includes a **rear hard standing area for parking several cars** accessed from Westgate Road.

## FREEHOLD

# £21,360 p.a. Plus Vacant Flat

The Surveyors dealing with this property are  
**Steven Grossman** and **Jonathan Ross**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Bude Nathan Iwanier

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Rear of Property from Westgate Road

