

RAPLEYS

TO LET Showroom

rapleys.com
0370 777 6292

West Auckland Road, Bishop Auckland,
DL14 9TW

CONTACT

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Peter Paphitis

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Prominent position
fronting A6072

Neighbouring occupiers
include **Cazoo** and
Enterprise Cars

Construction due to
commence on adjacent
Auckland Retail & Leisure
Park in June 2022

312 sq. m. (3,360 sq. ft.)
on a site of 0.18 HA (0.45
acres)



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Location

The subject property is located in a prominent position fronting the A6072 West Auckland Road, approximately 2.2 miles to the south of Bishop Auckland. At this point on the A6072, the pre pandemic traffic count was approximately 15,700 vehicle movements per day.

Bishop Auckland is located in County Durham approximately 12 miles north west of Darlington and 12 miles south west of Durham.

Local occupiers within the surrounding vicinity include **Cazoo** and **Enterprise Car & Van Hire**.

The property sits to the immediate east of the proposed Auckland Retail & Leisure Park, which is due to commence construction in June 2022, having already exchanged with **Reel Cinema, Superbowl UK, The Range, Anytime Fitness** and **Dominos Pizza**.

Description

The property comprises a former car showroom of steel frame construction and glazed elevations overlooking the forecourt.

Externally, the forecourt can accommodate approximately 30 vehicles.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	312.15	3,360
	Hectare	Acre
Total Site Area	0.18	0.45

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.



Tenure

Leasehold. Please note, the freehold is **not** available.

Terms

The property is available on a new lease on terms to be agreed.

Rating

We are advised that the Rateable Value for the property is £4,350 and the UBR for 2022/23 is 49.9p in the £1.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: TBC

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

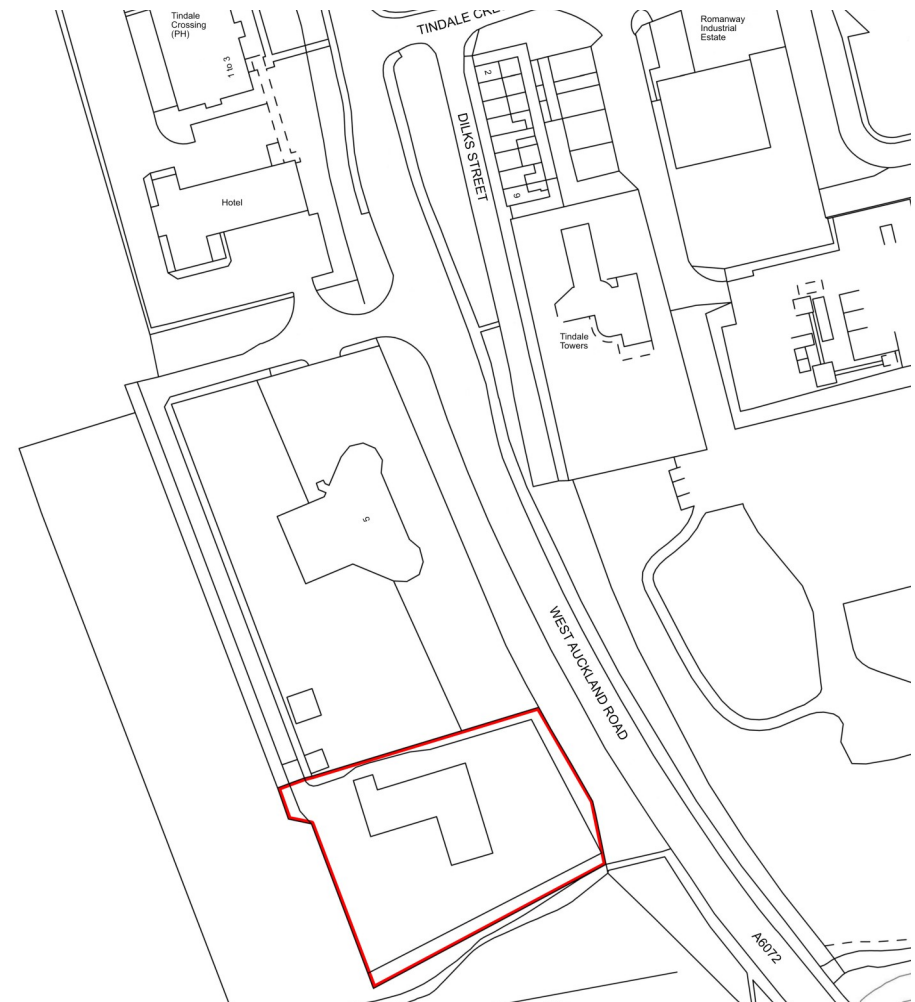
Viewing

Strictly by appointment with the sole agent.

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