

# Lot 18

106–108 Newgate Street,  
Bishop Auckland, Co. Durham DL14 7EQ

**\*Guide: £275,000**  
3 Shops, 5 Office Suites & a Rear Car Park  
Gross Yield 16.6%  
6 week completion



## SITUATION

Occupying a prominent corner position at the junction with Princes Street within the town centre amongst such multiple traders as **Halifax** and **Santander** along with various local traders. In addition, there is a **Morrisons** a ¼ mile distant and Bishop Auckland Railway Station (Northern Rail) is just a couple minutes' walk.

Bishop Auckland is a market town which lies some 12 miles south-west of Durham and 14 miles north-west of Darlington.

## PROPERTY

An end of terrace building comprising **3 Ground Floor Shops** with separate side access to **5 Office Suites** on the first floor. In addition, the property includes a **Large Car Park** which is accessed from Westgate Road at the rear **which had planning (now lapsed) for 7 houses. (see planning section).**

**VAT is applicable to this Lot**

## FREEHOLD

## PLANNING

On 25th November 2016, Durham County Council granted Planning Permission (now lapsed) for 'Erection of 7no. dwelling houses and associated car parking' at the Land Rear of 100 to 110 Newgate Street. Planning Ref: DM/16/02848/FPA.

**Refer to the Auctioneers for the Planning Documentation and Plans.**



**£45,630.80 p.a. plus**  
**2 Vacant Office Suites**

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

Spector Constant & Williams

Tel: 020 7269 5120 Ref: Andrew Demetriou

Email: andrew.demetriou@scwlegal.co.uk



## TENANCIES & ACCOMMODATION

| Property | Accommodation <sup>1</sup>                       | Lessee & Trade  | Term                                 | Ann. Excl. Rental  | Remarks  |
|----------|--|---|--------------------------------------|--|--|
| No. 106  | Ground Floor Shop<br>Area Approx. 748 sq ft      | The Electronic Cigarette Company (UK) Limited (Vape Store t/a Totally Wicked) (Having over 150 branches)    | 5 years from 17th February 2020      | £10,000  | FRI<br><b>Holding Over.</b><br><b>Note: The Tenant did not exercise their February 2023 Break.</b> |
| No. 108  | Ground Floor Shop<br>Area Approx. 785 sq ft      | M. Sandham & L. Sandham (Aquariums – currently fitting out and plan to start trading by end of August 2025) | 5 years from 1st May 2025            | £8,400<br>(Rising to £10,500 on 1st November 2027)<br>(see Note) | Repairing & Insuring<br><b>£2,500 Rent Deposit held.</b>   |
| No. 108a | Ground Floor Shop<br>Area Approx. 638 sq ft      | S. Hill & A. Hill (Butchers)  | 5 years from 9th February 2022       | £10,000  | Repairing & Insuring<br><b>£2,500 Rent Deposit held.</b>   |
| Suite 1  | 1st Floor Office Suite<br>Area Approx. 335 sq ft | C. Masara   | 6 month Licence from 10th March 2025 | £5,410.80  |  |
| Suite 2  | 1st Floor Office Suite<br>Area Approx. 505 sq ft |   |                                      | <b>VACANT</b>  |  |
| Suite 3  | 1st Floor Office Suite<br>Area Approx. 462 sq ft | G J Jackson Accountants Ltd   | 5 years from 1st July 2020           | £7,392   | Agreement – See Legal Pack.<br><b>Holding Over.</b>  |
| Suite 4  | 1st Floor Office Suite<br>Area Approx. 122 sq ft | C. Masara   | 6 month Licence from 10th March 2025 | £4,428   |  |
| Suite 5  | 1st Floor Office Suite<br>Area Approx. 144 sq ft |   |                                      | <b>VACANT</b>  |  |

<sup>1</sup>Not inspected by Barnett Ross. Areas taken from VOA.

**Total: £45,630.80  
Plus  
2 Vacant Office  
Suites**

**Note: Shop No. 108 – There is a 3 month rent free period expiring on 31st August 2025 and the Vendor will make up this rent shortfall on completion.**