



HUNTERS®
HERE TO GET *you* THERE

113 Newgate Street, Bishop Auckland, County Durham,
DL14 7EN

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£750 Per Month

A great opportunity to rent the first floor of the building, containing three therapy rooms with waiting area and storage rooms. It would be ideal for cognitive therapy, beauticians, tattooists and other similar businesses. It is in a prime position on Newgate Street in Bishop Auckland, located above a well known and established business, access through the salon and staircase ascends.

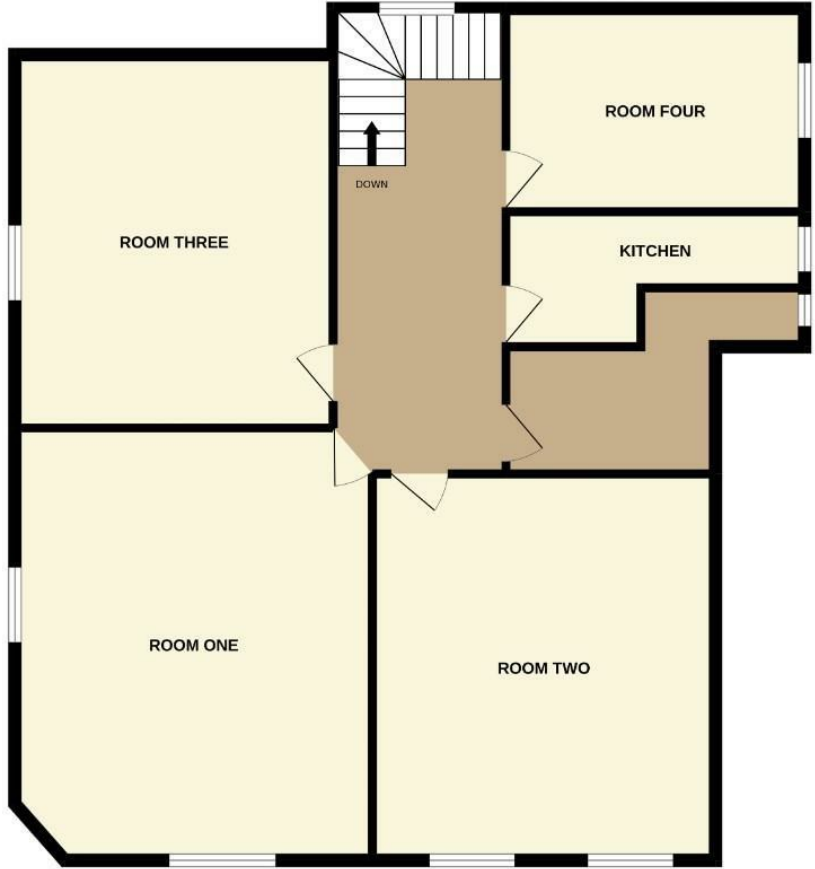
Bishop Auckland town centre has a range of businesses including a mix of retail stores, food outlets, local independent stores as well as financial services including banks. The town centre has undergone major investment to improve local services as well as provide the town with attractions such as the Mining Art Gallery, Auckland Tower, Auckland Castle, Deer Park and Walled Gardens as well as the new attractions such as the Spanish Art Gallery and Faith Museum. The town centre is also host to an array of popular annual events such as the Food Festival, and Kynren - the open air live action show, which attract thousands of people from much further afield every year.

Business rates and utilities included.


Viewings strictly by appointment only.


Hunters Bishop Auckland Lettings 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582
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FIRST FLOOR
1186 sq.ft. (110.2 sq.m.) approx.




TOTAL FLOOR AREA: 1186 sq.ft. (110.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

