



**HUNTERS®**

HERE TO GET *you* THERE

Newgate Street Bishop Auckland, DL14 7EL

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Price £100,000

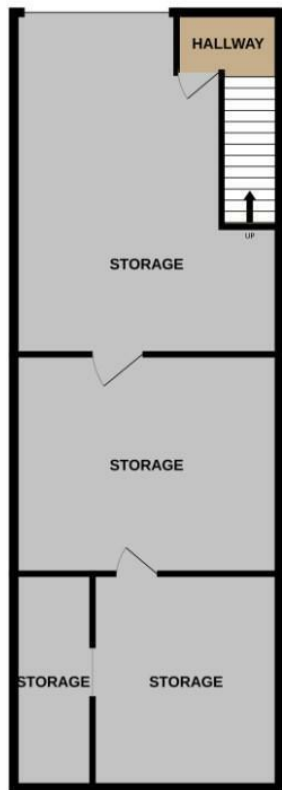
A unique opportunity to purchase this investment opportunity located on Newgate Street in Bishop Auckland. A prominent location within Bishop Auckland's busy town centre which has a variety of popular businesses, banks, bars/restaurants, local stores, cafes/food outlets, butchers, bakeries, retail shops as well as salons/barbers. The town has had great investments at Auckland Castle, its gardens, the Spanish Art Gallery, Faith Museum as well as the live action historic show Kynren which attracts visitors in the thousands. Further facilities are located just a short distance away in Tindale's Retail Park including popular high street stores such as M&S , Next and TK Maxx.

Located just off the A689, close to the train station and on a main bus route through the town which leads to the Bus Station in Bishop Auckland and connects to further bus services, allowing for access to Durham/Newcastle as well as to neighbouring towns and villages.

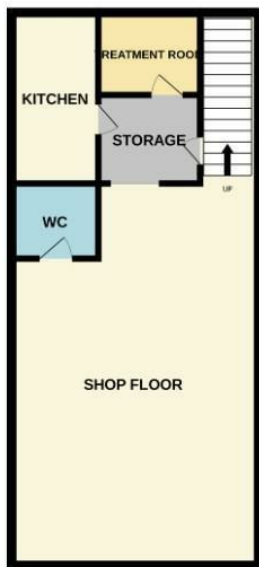
The property comprises; a retail unit achieving £650pcm, spread over two floors, with the shop floor, kitchen, WC and stairs leading down to the basement level containing several storage rooms and garage doors that open out to the rear. The first and second floor contains the bedroomed, self contained flat currently let achieving £400 pcm.

Hunters Bishop Auckland 147-149 Newgate Street, Bishop Auckland, DL14 7EN | 01388 311582  
bishopauckland@hunters.com | www.hunters.com

BASEMENT  
778 sq.ft. (72.3 sq.m.) approx.



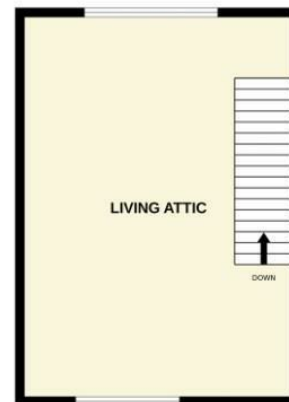
GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



2ND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 2200 sq.ft. (204.4 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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



**Retail Unit**

Spread over two floors, with the shop floor, kitchen, WC and stairs leading down to the basement level containing several storage rooms and garage doors that open out to the rear.

**Master Bedroom**

14'5" x 11'5"  
The master bedroom is a double room with window to the front elevation.

**Bedroom Two**

10'5" x 6'6"  
The second bedroom is another double room with window to the rear.

**Kitchen**

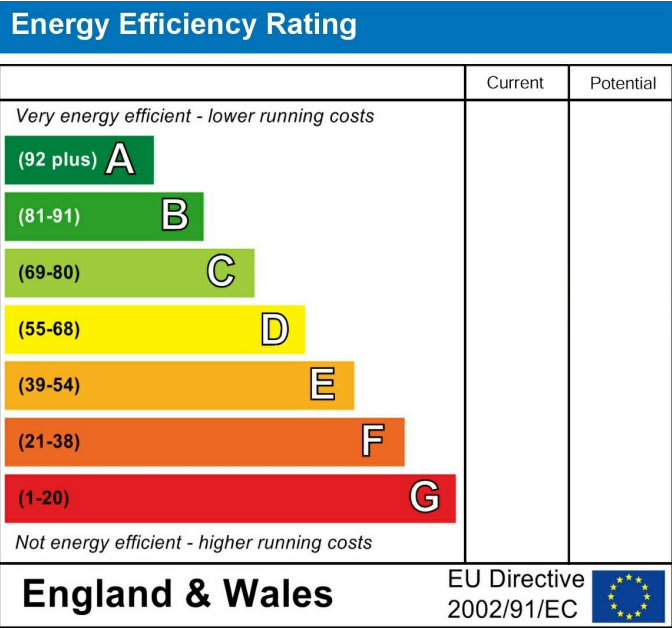
10'9" x 6'10"  
The kitchen contains a range of wall, base and drawer units, complementing work surfaces, tiled splash backs and sink/drainers unit. Space is available for free standing kitchen appliances.

**Bathroom**

5'10" x 5'2"  
The bathroom contains a panelled bath, WC and wash hand basin.

**Living Room**

23'11" x 16'4"  
The living room is located on the second floor, providing ample space for furniture and dual aspect windows providing lots of natural light.



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.







