



Sanderson
Weatherall

RETAIL UNITS TO LET

Range of units
available from circa
900 to 30,000 sq ft

Newgate Centre
Newgate Street
Bishop Auckland
DL14 7JQ



Location

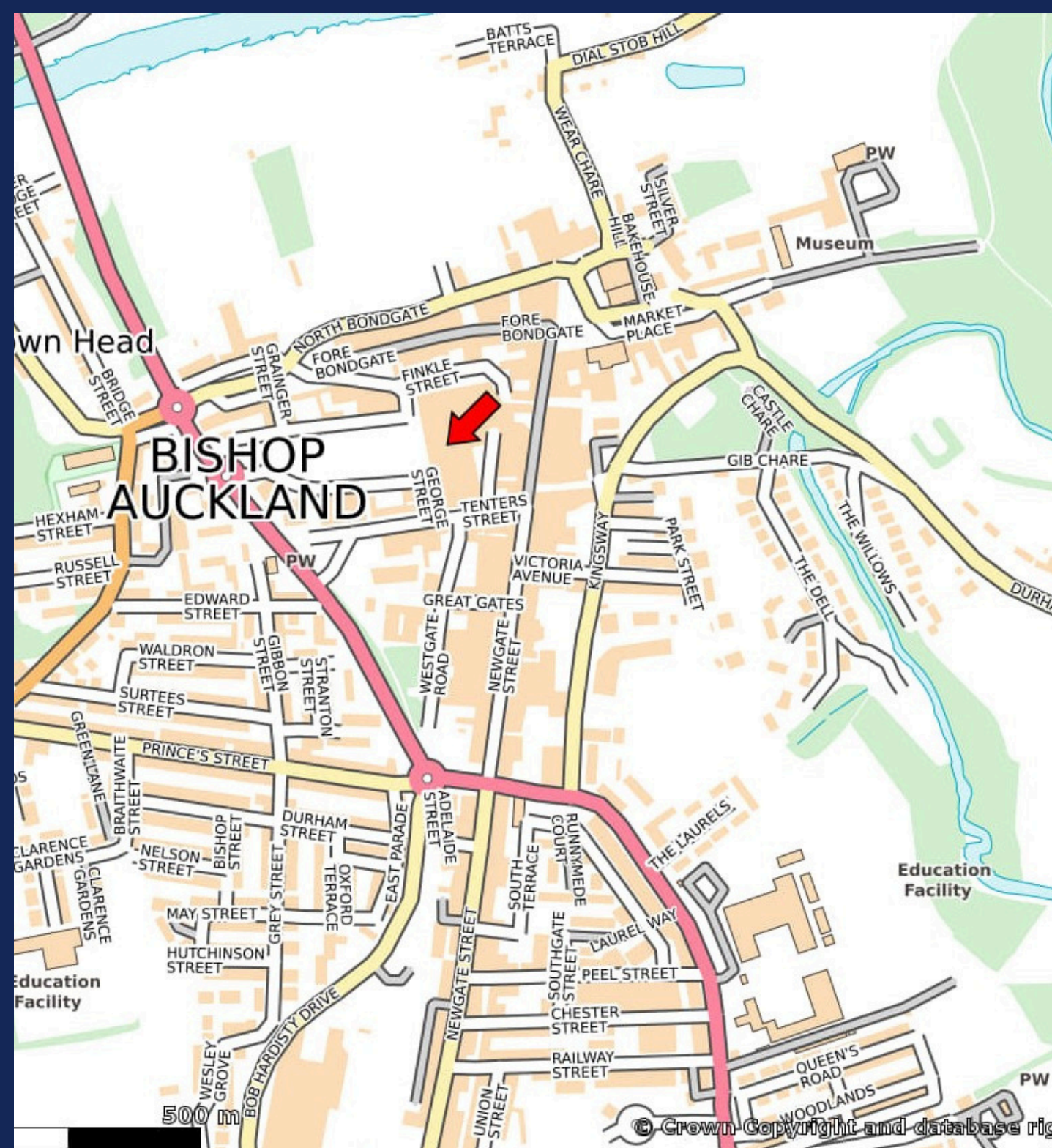
Bishop Auckland is a historic market town in County Durham, located approximately 12 miles south west of Durham City and 14 miles north west of Darlington with excellent road communications from the A688 and the A68. Bishop Auckland is positioned centrally within the county and serves as a key hub for surrounding rural areas. The town's population is approximately 25,000, including surrounding areas such as the town centre and nearby suburbs. Bishop Auckland features a mix of age groups, with a slightly higher proportion of residents aged 30 and over compared to the national average. It's population includes a diverse range of socio-economic backgrounds.

The town also includes areas of residential development alongside its historic core. Auckland Castle, a medieval palace, is a major landmark, emphasising the town's long connection to the Bishops of Durham. Bishop Auckland is well connected to nearby towns such as Shildon, Willington and Spennymoor, and larger cities such as Durham and Sunderland.

Description

The Newgate Shopping Centre in Bishop Auckland is a centrally located, enclosed retail hub that caters to the local community. Positioned on Newgate Street, it serves as a convenient destination for essential shopping and leisure. The shopping centre offers affordable parking and regular events to enhance the visitor experience.

The tenant mix includes a combination of national retailers and local businesses, providing a range of shopping and service options under one roof. Key tenants include popular chains such as **EE**, **CeX Entertainment** and **Greggs**, complemented by smaller independent retailers.



Description

Plans for the centre include potential upgrades to its interior and exterior and opportunities for new retail and leisure ventures. The aim is to make the Newgate Centre a vibrant and appealing focal point for residents and visitors alike. The new bus station and Stack developments are scheduled to be completed and open for trade in 2025 which will be an added boost for the shopping centre as footfall levels are proposed to increase throughout.

Stack Bishop Auckland

The new STACK development on Newgate Street in Bishop Auckland is a major project aimed at revitalising the town's leisure and hospitality offerings. This purpose built, two story venue, complete with a roof terrace, will host a variety of independent food traders, bars, and a dedicated space for live entertainment. Designed to be a vibrant social hub, it is expected to attract both locals and visitors from across the region.

The site, which replaces the former WH Smith and Mothercare buildings, is being constructed with sustainability in mind, reusing materials from the demolished structures. Supported by Durham County Council and the Future High Streets Fund, this development is a key part of broader regeneration efforts for Bishop Auckland, aiming to breathe new life into the town centre and boost the local economy.

Scheduled to open in 2025, STACK Bishop Auckland promises a dynamic space for dining, entertainment, and socialising, further enhancing the areas appeal as a destination. Please see below link to the website for further information:

[STACK Bishop Auckland | Leisure and Social Community Hub](#)



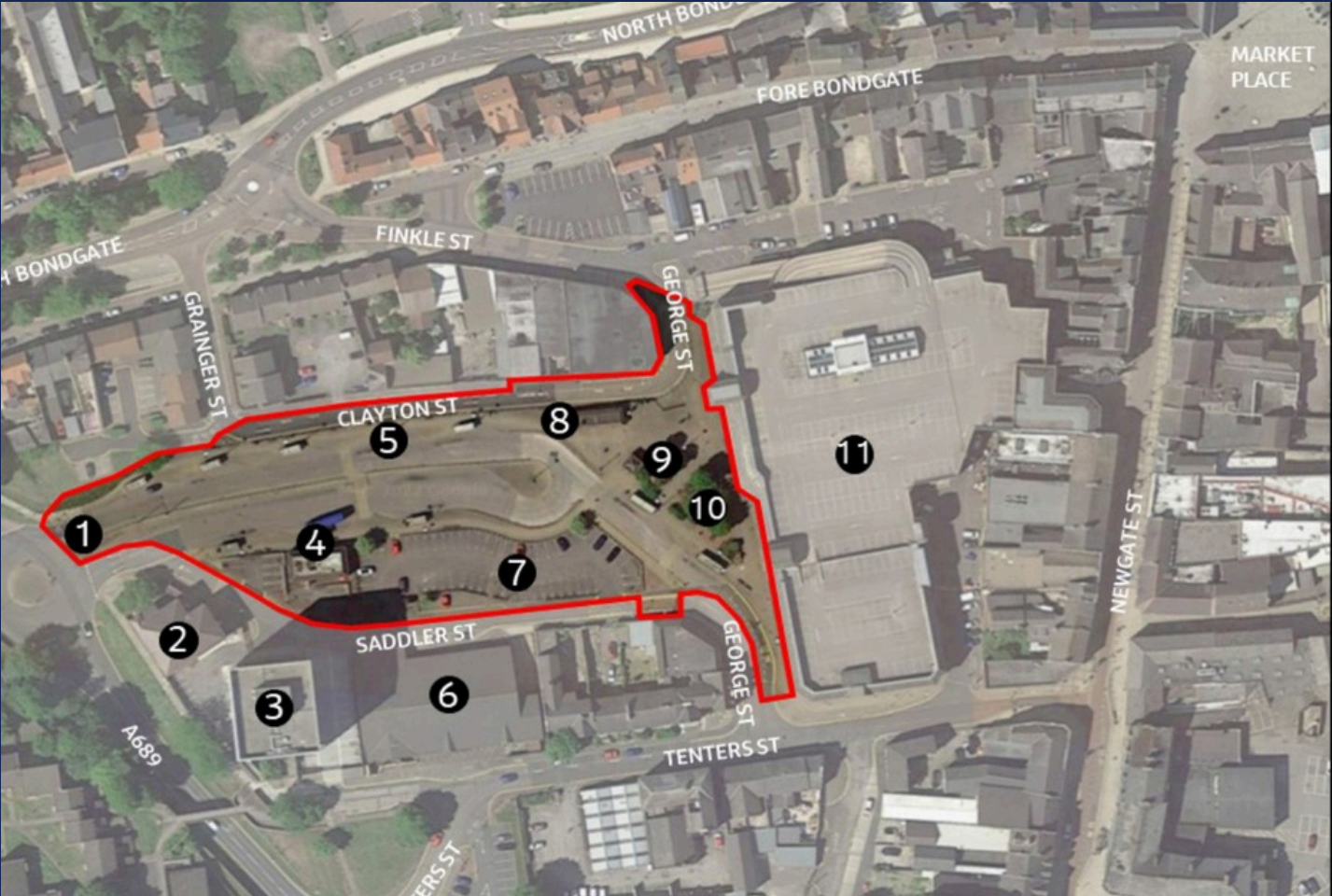
Bishop Auckland Bus Station & Car Park

The new bus station development in Bishop Auckland is part of a £15.4 million regeneration project supported by Durham County Council and funded through the Future High Streets Fund. The project aims to modernise public transport and parking facilities while enhancing the town's appeal to residents and visitors.

The bus station will include eight new stands with drive-in, reverse-out bays, improved passenger information, and modern waiting areas. Accessibility is a key focus, with level entrances, anti-slip flooring, and facilities such as a changing places unit, accessible toilets, and a parent-and-child room. A retail kiosk and CCTV will also be installed.

Adjacent to the bus station, a 124-space car park will be built, featuring EV charging points, wheelchair-accessible bays, and secure bicycle storage. The car park is designed to ease parking pressures during events and support increased visitor numbers to local attractions like Kynren and Bishop Auckland Food Festival.

This development is expected to significantly enhance transport infrastructure, attract more footfall to the town centre and boost local businesses. An overview of the development is provided below:



Site Location

- 1. Existing bus entry from A689 roundabout
- 2. Saddler House
- 3. Vinovium House
- 4. Bus Operator Facilities
- 5. External bus stands
- 6. Retail (B&M)
- 7. Retail car park
- 8. Public WCs
- 9. Café hut
- 10. Pedestrianised area with tree planting
- 11. Newgate Shopping Centre

Availability Schedule

Unit No	Size (sq ft)	Asking Rent (pax)	Service Charge (pax)	Insurance (pax)	Rateable Value	Rates Payable (Estimated)
4	911	£15,000	£4,812	£262.83	£7,500	£3,742.50
7	1,375	£20,000	£6,617	£380.87	£10,250	£5,114.75
11	29,499	Rent on Application	£137,467	£8,169.93	£109,000	£59,514
12	9,100	£75,000	£43,789	£2,520.37	£77,500	£42,315
15	1,021	£12,000	£8,013	£282.77	£4,850	£2,420
4 Sadler Street	11,140	LET	N/A	£1,878.90	£86,000	£46,956

Asking Rent/Lease Terms

Asking rents available upon application.

All new leases will be entered into on an Effective Full Repairing and Insuring basis via service charge, with terms to be agreed subject to contract.

Business Rates

We would recommend that any interested party make contact with the Local Rating Authority, Durham County Council, with regard to the business rates and rates payable as there may be small business rates relief in place for certain units within the shopping centre.

Service Charge

A service charge is payable to cover the costs of maintenance and general upkeep of the shopping centre and its communal areas throughout including the exterior structure.

Further information is available upon request.

Use/Planning

We understand that the majority of retail units within the Newgate Centre currently have consent for E Use Class under the Town & Country Planning Use Classes Order as amended 1 September 2020.

Alternative uses may be considered subject to obtaining the necessary planning consent from the Local Planning Authority, Durham County Council.

Services

We understand that the Newgate Centre benefits from all mains service connections, however, any interested party is advised to make their own investigations with regard to this matter.

Energy Performance Certificate (EPC)

Full copies of the EPC's for each individual unit are available upon request if required.

Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

VAT

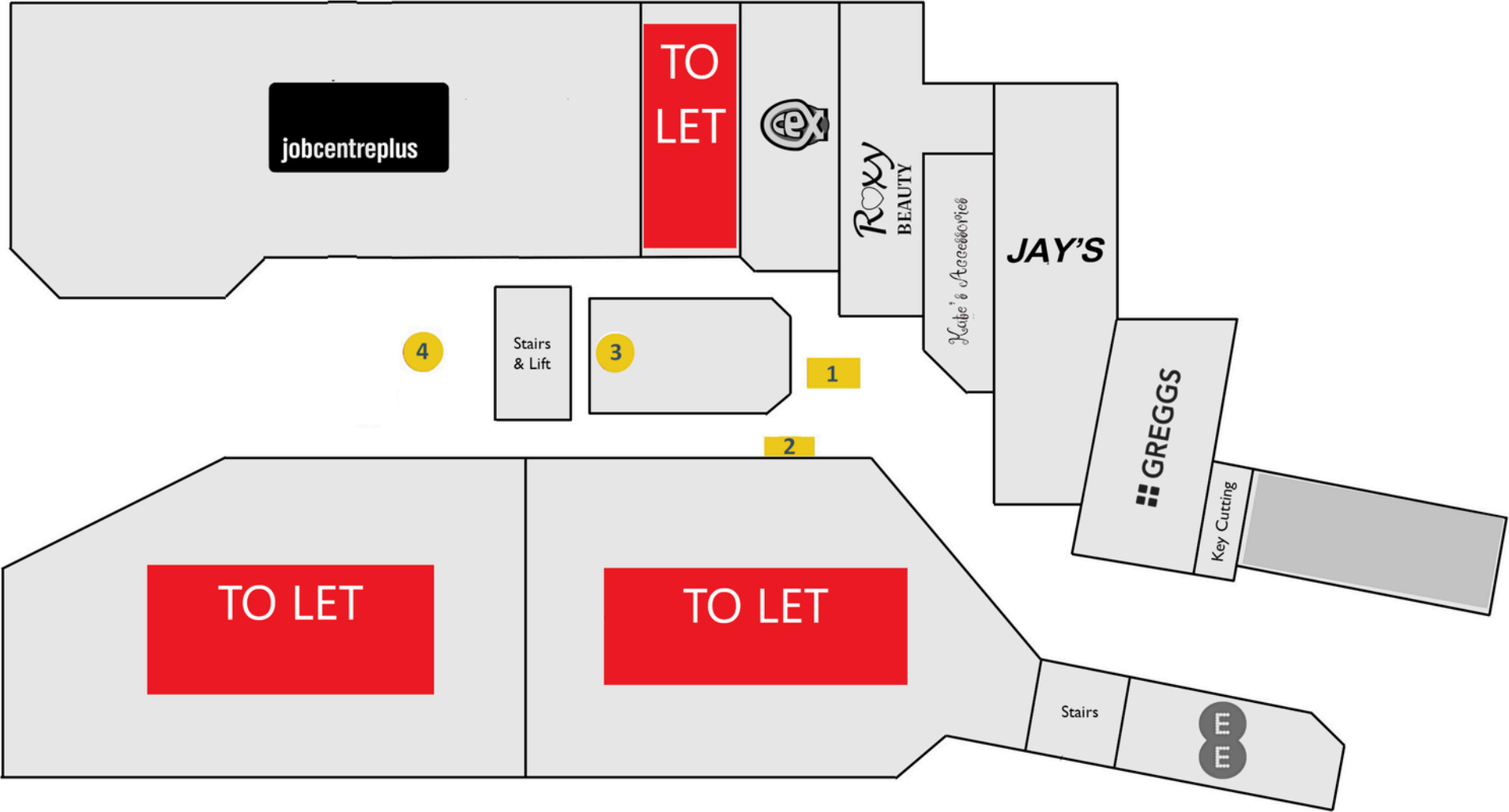
All rents quoted are deemed exclusive of VAT where chargeable.

Legal Costs

Each party are to be responsible for their own legal costs incurred throughout any transaction.



Newgate Centre, Bishop Auckland





Contact

For further information or to arrange a viewing please contact the sole agents:

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Weatherall**

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