



## Phase 2 - 90,000 sqft

Bishop Auckland Retail & Leisure Park, Fylands Drive (A688), Bishop  
Auckland, DL14 9AE

### **Multiple Retail Units To Let - Extension to the Successful Phase 1 of Bishop Auckland Retail & Leisure Park**

**2,000 to 39,159 sq ft**  
(185.81 to 3,637.99 sq m)

- Up to circa 90,000 sqft of new retail floor space proposed
- Planning due July 2025, start on site predicted August/Sept 2025 with a forecasted 12 month build programme
- Extension to the hugely successful and award winning 164,000 sqft retail & leisure scheme adjacent.

# Phase 2 - 90,000 sqft, Bishop Auckland Retail & Leisure Park, Fylands Drive (A688), Bishop Auckland, DL14 9AE

## Summary

<b>Available Size</b>	2,000 to 39,159 sq ft
<b>Rent</b>	Rent on application
<b>Business Rates</b>	N/A
<b>Service Charge</b>	£1.50 per sq ft This is an early estimate for the service charge budget, pre completion.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Description

Phase 2 will be the natural extension to Bishop Auckland Retail & Leisure Park (Phase 1 - Brochure attached) which is fully let, open and trading. This award winning scheme (Voted Best most Impactful Development in the North East for 2024) extends to 164,000 sqft and is one of the largest retail and leisure parks to open in recent times. The next phase will extend to just under 90,000 sqft and will include a Fuel Station on the front and then 3 separate blocks of retail warehousing, these terrace units can be let as a whole or split to suit retailers requirements.

Occupiers on Phase 1 as shown on the attached Phase 1 brochure include: Popeyes Drive Thru, TUI, Greggs, Hays Travel, Kaspas, Costa, Reel Cinemas, 4 Regional Restaurant operators, Nando's, Soft Play, Bowl, Puregym, Homebargains (40,000 sqft), and The Range (40,000 sqft).

## Location

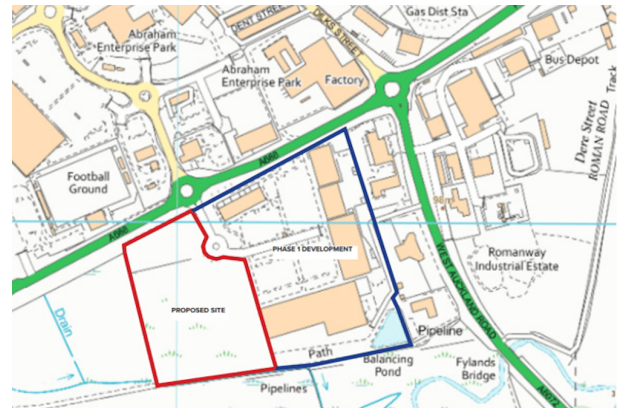
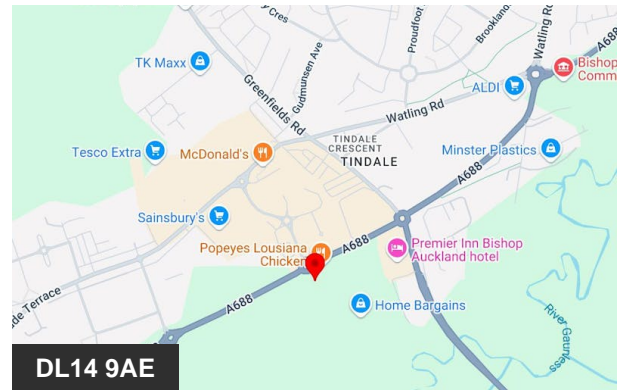
Bishop Auckland is located in County Durham approximately 12 miles north west of Darlington and 12 miles south west of Durham. The site is situated fronting the A688 and 3 miles south of Bishop Auckland town centre. This part of Bishop Auckland has transformed over the last few years to become a major retail hub for County Durham with notable retail schemes that have opened recently including Sainsbury's, Tesco Extra and the Bishop Auckland Shopping Park that includes Next, M&S Simply Food, TK Maxx, Boots, Lidl and Pets at Home.

## Accommodation

Name	Floor/Unit	Building Type	sq ft	Availability
Ground - Phase 2 Unit 21	Ground	Retail	39,159	Coming Soon
Ground - Phase 2 Unit 22	Ground	Retail	31,893	Coming Soon
Ground - Phase 2 Unit 23	Ground	Retail	13,180	Coming Soon
Ground - Phase 2 Unit 24	Ground	Other	5,033	Under Offer
<b>Total</b>			<b>89,265</b>	

## Planning

Currently in for detailed planning consent - due to be heard July 2025.



## Viewing & Further Information



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Sat Nav: DL14 9AA



# Bishop Auckland

RETAIL & LEISURE PARK

EXCHANGED WITH



## Retail and Leisure Opportunities

Scheme Construction Started July 2022  
Completed March 2024

**Cinema / Health and Fitness / Bowl / Restaurants / Retail**

**Fully Built 164,250 sq ft Retail & Leisure Scheme - one unit at 18,000 sq ft remaining**

**BISHOP AUCKLAND SHOPPING PARK**

- Sainsbury's
- M&S Simply Foods
- Brantano
- Pets at Home
- Poundland
- Boots
- Next
- TK Maxx
- Home Bargains
- Costa
- Superdrug
- Card Factory
- JD Sports



Bishop Auckland, DL14 9TT, United Kingdom



A688

A6072

## The Scheme

The proposed scheme will extend to approximately 164,250 sq ft on the ground floor (GIA) with 586 surface car parking spaces.

## Location

Bishop Auckland is located in County Durham approximately 12 miles north west of Darlington and 12 miles south west of Durham. The site is situated fronting the A688 and 3 miles south of Bishop Auckland town centre. The A688 is one of the main arterial roads into Bishop Auckland with approximately 16,000 vehicles passing the site a day.

## Situation

This part of Bishop Auckland has transformed over the last few years to become a major retail hub for County Durham with notable retail schemes that have opened recently including Sainsbury's, Tesco Extra and the Bishop Auckland Shopping Park that includes Next, M&S Simply Food, TK Maxx, Boots, Lidl and Pets at Home. New Superdrug has recently opened for one of their new out of town format stores.

## Demographics

Bishop Auckland has a resident population of 24,392 people. Bishop Auckland serves a catchment area of more than 150,000 people (Bishop Auckland Masterplan - Durham County Council).

## Proposed Accommodation

Unit	Use	Size
1	E(a)/E(b)	LET TO POPEYES
2	E(a)/E(b)	LET
3	E(a)/E(b)	LET TO GREGGS
4	E(a)/E(b)	LET TO TUI
5	E(a)/E(b)	LET TO KASPAS
6	E(a)/E(b)	DRIVE THRU UNDER OFFER
7	Cinema	LET TO REEL CINEMAS
8	E(b)	LET TO LITTLE SICILY ITALIAN
9	E(b)	LET TO UNO MOMENTO STEAKHOUSE
10	E(b)	LET TO TAO ROCK & ROLL JAPANESE
11	E(b)	LET TO THE BAKE, LEBANESE
12	E(b)	LET
12B	E(d)	LET TO KOSMIC KINGDOM
13	E(d)	18,000 SQ FT AVAILABLE
14	E(d)	LET TO PUREGYM
15	E(d)	LET TO PUREGYM
16	E(a)	LET TO THE RANGE
17	E(a)	LET TO HOME BARGAINS
18	E(a)	LET TO HOME BARGAINS



**Bishop Auckland**  
RETAIL & LEISURE PARK

NOT TO SCALE



### Planning

The scheme has detailed planning consent (June 2018) for approximately 164,250 sq ft of retail and leisure uses.

### Availability

One remaining 18,000 sq ft unit

### Lease/Rent

The units are available to let by way of a new full repairing lease for a term to be agreed. Rental details are available upon request.

### VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

### Business Rates

The units will not be assessed until they are constructed. Interested parties are advised to make their own enquiries with the Local Authority.

### Service Charge

Further details are available upon request.

### Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

### EPC

The units have no energy performance rating but will be assessed post construction.

### Further Information

For further information please contact the sole letting agent:

**Adam Moble**

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PROPERTY CONSULTANTS

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PREVIOUSLY COMPLETED PHASE 1 DEVELOPMENT

- Key**
- 1.8m Close board timber fence
  - Retaining wall
  - Grass
  - Grasscrete
  - Tarmac
  - Parking Areas - Permeable paving
  - Service Yard - Concrete
  - Paving to match phase 1

P7	FPA	10/01/25
P6	Updated Car Park	09/01/24
P5	Access road to West Boundary amended to provide green verge	28/11/24
P4	Sprinkler Tank repositioned, swale added.	08/11/24
P3	Additional Notes Added	30/09/24
P2	Issued to ELC	27/09/24
P1	Preliminary issue	12/09/24
Revision:	Description:	Date:

Project:	Originator:	Volume:	Levels:	Type:	Role:	Number:	Revision:	
24.020	CAL	00	ZZ	DR	A	0102	P7	
Project:	Fieldon Bridge Phase II						CAL Project No:	24.020

Client:	Prestige Car Direct Properties Ltd
Drawing:	Proposed Site Plan with Ground Floor Layout
Scale:	As indicated
Print Size:	A1
Drawn By:	RD
Checked By:	MN

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