



Unit 11 (The Bake)

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

**Available Immediately,
Prime Restaurant
Opportunity, Bishop
Auckland Retail & Leisure
Park**

2,470 sq ft
(229.47 sq m)

- A 2,470 sqft unit fitted out restaurant.
- New 164,250 sqft retail & leisure scheme with 586 car parking spaces.
- Adjacent Operators Nando's, Pure Gym, The Range, Homebargains, Popeyes, Greggs.
- Reel Cinema to open Easter 2026 and a new Bowl is due to open end of August 2025.

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Summary

Available Size	2,470 sq ft
Rent	£90,000 per annum
Business Rates	N/A
Service Charge	£2.20 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (15)

Description

A newly constructed double height restaurant, currently trading as The Bake is available immediately. The unit will be available with its current fitout that cost £150,000. The retail and leisure scheme extending to approximately 164,250 sqft with 586 surface car parking spaces has been open for 18 months. Operators include Homebargains, The Range, Puregym, Nando's, Kosmic Kingdom (softplay), Popeyes Drive Thru, Greggs, Kaspas, TUI and Hays Travel. The bowl will open at the end of August 2025, Reel Cinemas will be fitting out in September and Costa who have just exchanged will open a new drive thru in October. Another 80,000 sqft of retail is also planned as part of Phase 2 (in for planning).

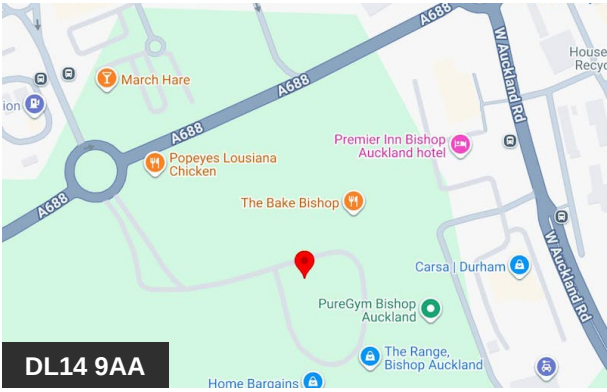
Location

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

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Restaurant	2,470	229.47	£90,000 /annum	Available
Total	2,470	229.47		



Viewing & Further Information



Adam Mobley
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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

TESCO
extra



Bishop Auckland, DL14
9TT, United Kingdom

Sainsbury's

TP Travis Perkins



REEL CINEMA

KOSMIC KINGDOM

PUREGYM

home bargains

Range

Bishop Auckland
RETAIL & LEISURE PARK

JEWSON



FRANK'S
THE FLOORING EXPERTS

HOME BASE

£ pound stretcher
every year's worth

Iceland

Roman Way Industrial Estate

Brewers Fayre

Premier Inn

Premier Inn

A6072

A688

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.

Proposed Accommodation

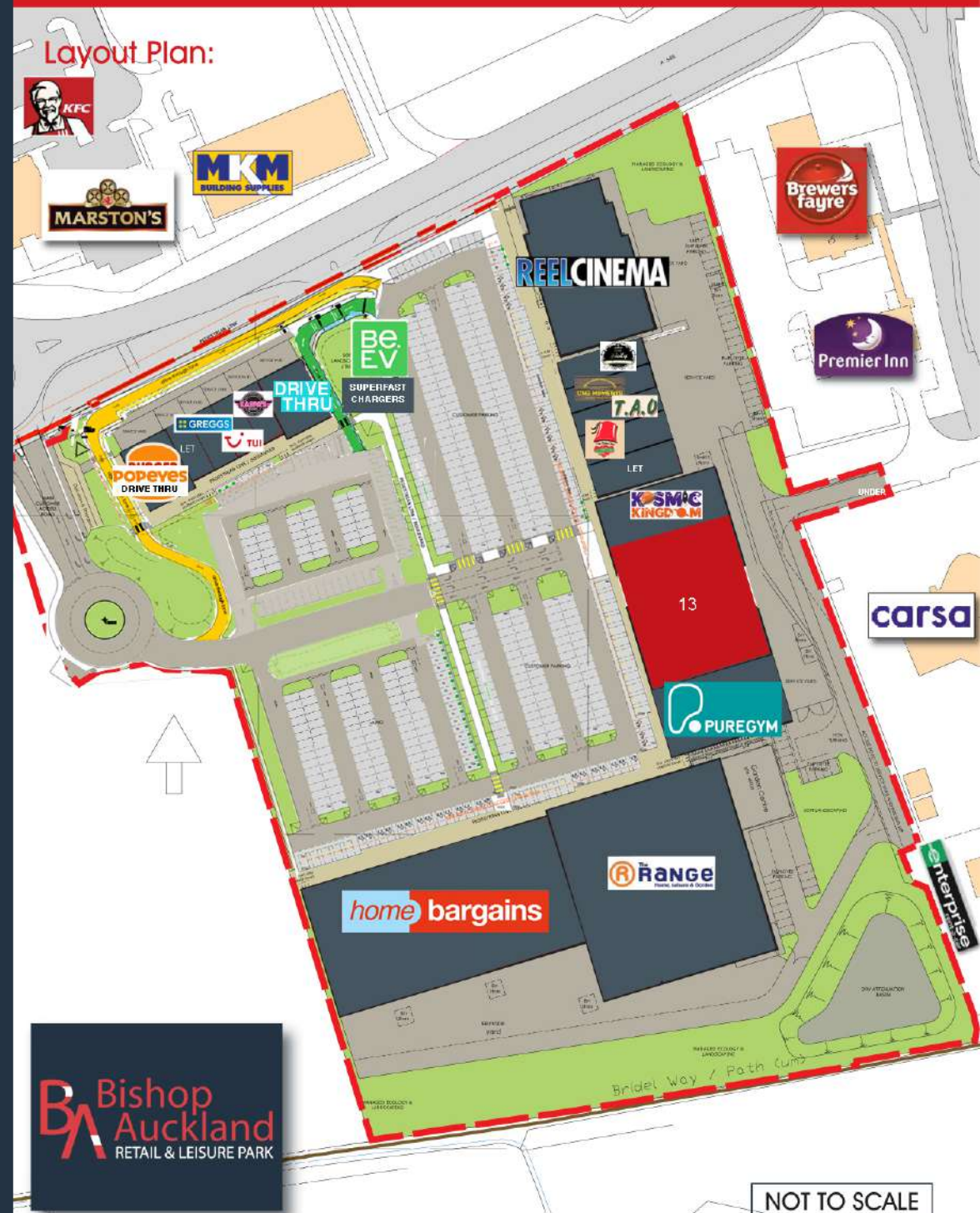
Unit	Use	Size
1	E(a)/E(b)	LET TO POPEYES
2	E(a)/E(b)	LET
3	E(a)/E(b)	LET TO GREGGS
4	E(a)/E(b)	LET TO TUI
5	E(a)/E(b)	LET TO KASPAS
6	E(a)/E(b)	DRIVE THRU UNDER OFFER
7	Cinema	LET TO REEL CINEMAS
8	E(b)	LET TO LITTLE SICILY ITALIAN
9	E(b)	LET TO UNO MOMENTO STEAKHOUSE
10	E(b)	LET TO TAO ROCK & ROLL JAPANESE
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

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).





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 Mobley

amobley@wsbproperty.co.uk



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Area Schedule (GF GEA)		
Name	Area	Perimeter

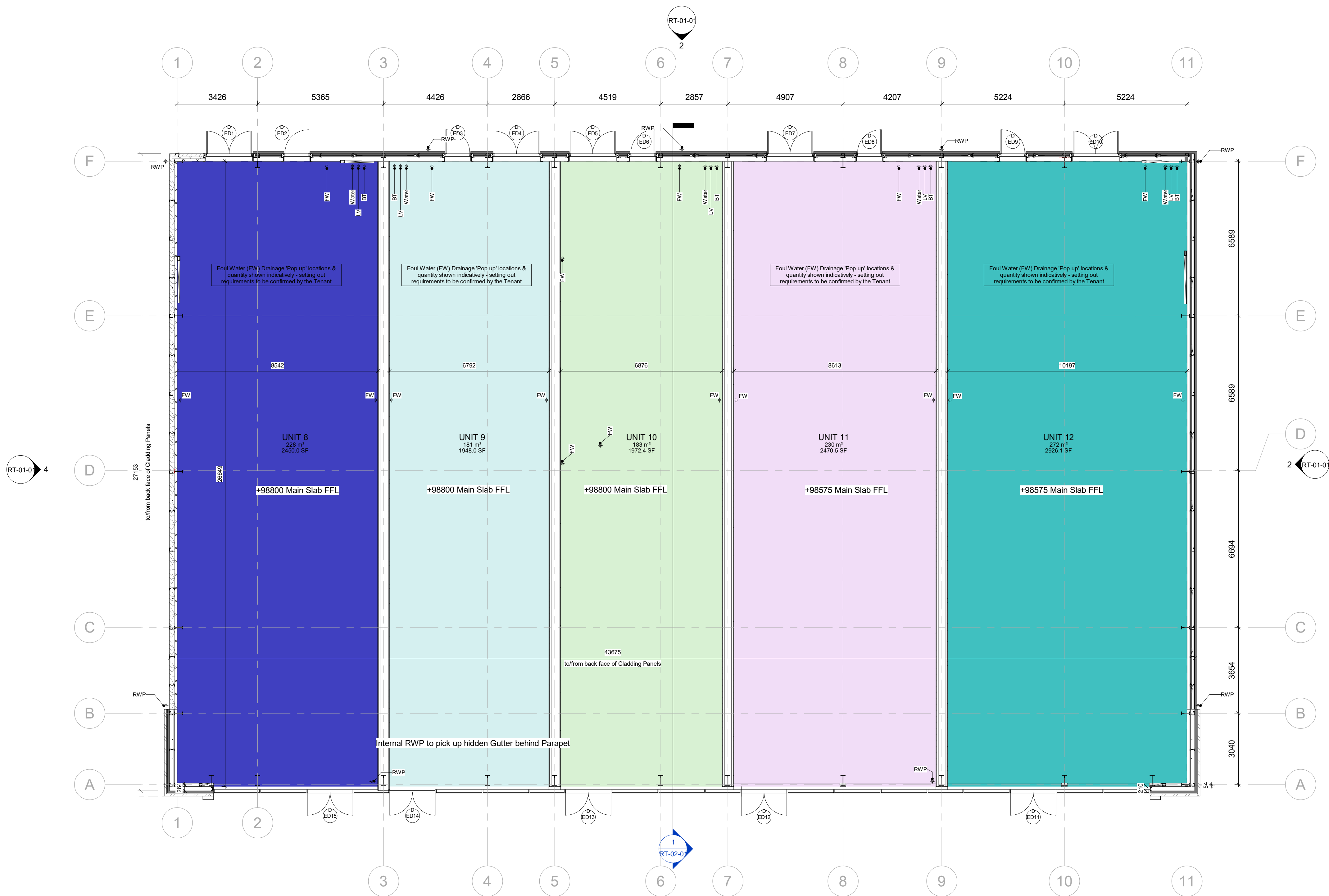
GEA	1206 m ²	142722
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Area Schedule (GF GIA)		
Name	Area	Perimeter

GIA	1146 m ²	139275
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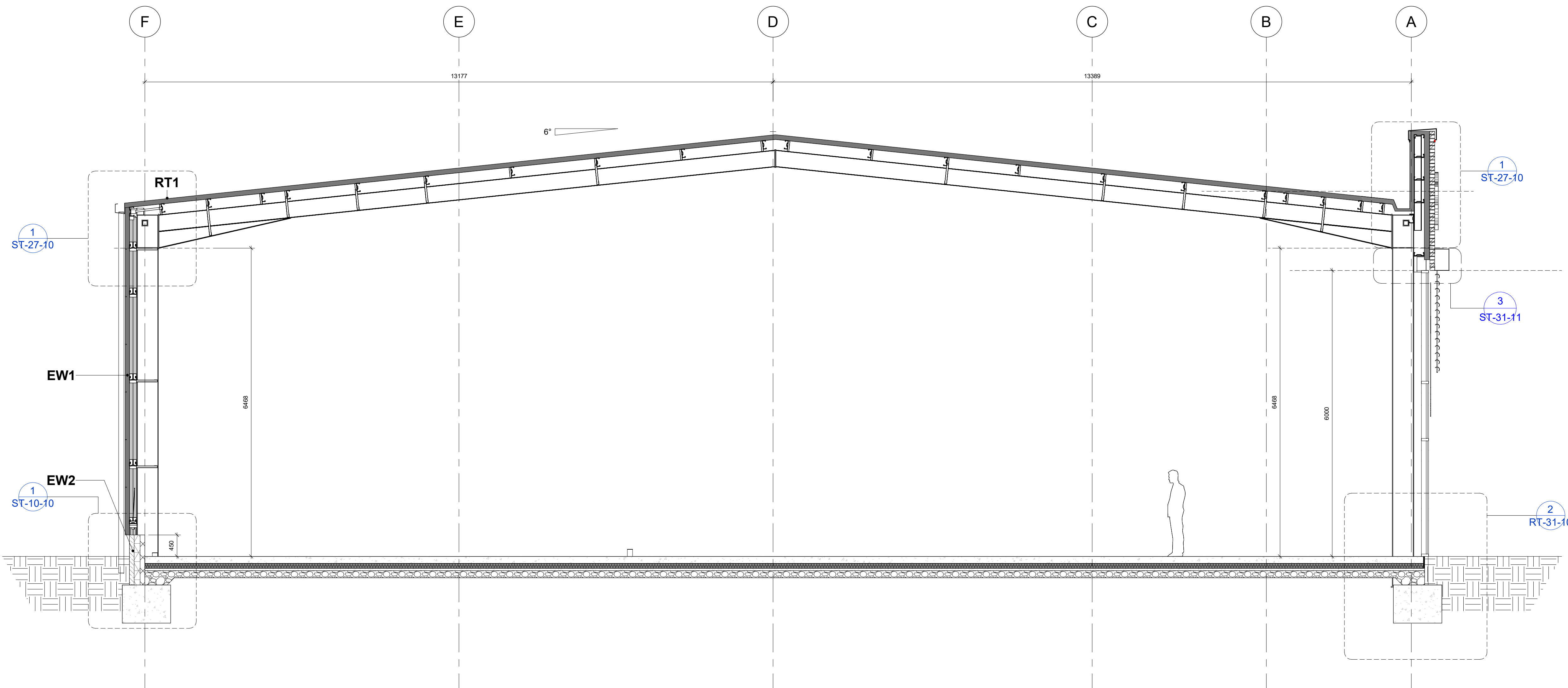
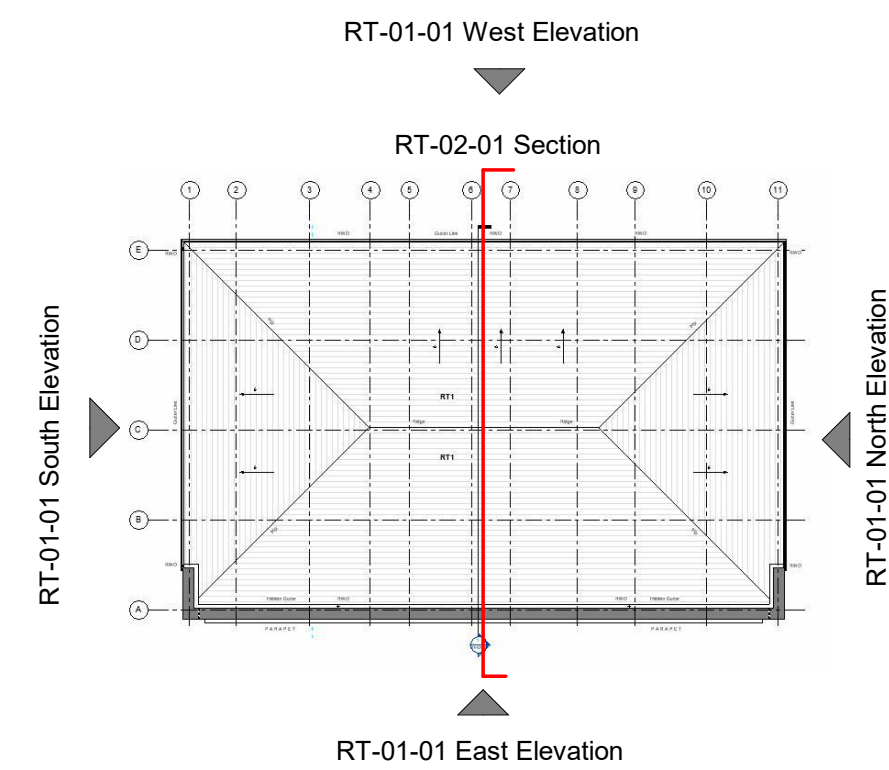
Room Schedule		
Name	Area	Perimeter

UNIT 8	228 m ²	70.38 m
UNIT 9	181 m ²	66.88 m
UNIT 10	183 m ²	67.05 m
UNIT 11	230 m ²	70.52 m
UNIT 12	272 m ²	73.70 m
	1093 m ²	



Ground Floor General Arrangement
1 : 100

C10	Pop Up Dims Omitted - Refer to 10-01	12.05.23
C9	RWPs repositioned to suit Q9s drawings	17.03.23
C8	Pop ups dimensioned	16.02.23
C7	New SE model introduced, personnel doors updated and RWP moved 150mm towards GL 9	20.01.23
C6	Updates to CW, Door Positions + Slab Levels to Suit RL Plans	06.12.22
C5	Cladding dims added. Additional FW pop-ups added	18.11.22
C4	Setting out dims added for incoming service ducts	18.10.22
C3	Unit 10 - drainage pop ups confirmed by Tenant Architect	10.10.22
C2	Curtain Wall Glazing layout amended	14.07.22
C1	Issued for Construction	26.05.22
Revision:	Description:	Date:
Project:	Originator:	Volume:
2017-142	RT-01-01	C10
Project:	Fieldon Bridge Development Fieldon Bridge St Helen Auckland	
Client:	Fieldon Bridge Developments Ltd	
Drawing:	Restaurant. General Arrangement.	
Scale:	1 : 100	Print Size: A1
Drawn By:	RH	Chkd By: MH



Section A.
1 : 50

C4	Detail Refs Updated	12.05.23
C3	New SE model Introduced and roof updated	20.01.23
C2	Updates to CW, Door Positions + Slab Levels to Suit RL Plans	06.12.22
C1	Issued for Construction	26.05.22
Revision:	Description:	Date:
Project:	Originator:	Volume:
2017-142	RT-02-01	C4
Project:	Fieldon Bridge Development	CAL Project No:
	Fieldon Bridge	
	St Helen Auckland	
Client:	Fieldon Bridge Developments Ltd	
Drawing:	Restaurant. Section A	
Scale:	As indicated	Print Size: A1
		Drawn By: RH
		Checked By: MH