



Unit 5b (Tec Pix)

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

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

627 sq ft
(58.25 sq m)

- A 627 sqft fitted out retail unit.
- New 164,250 sqft retail & leisure scheme with 586 car parking spaces.
- Trading - Greggs, Kaspas, Hays Travel, TUI, Popeyes, The Range, Homebargains, Nando's, Puregym.
- Costa opening October, Reel Cinema open Easter 2026 and the Bowl opens end of August 2025.

Unit 5b (Tec Pix), Bishop Auckland Retail & Leisure Park, Fylands Drive (A688), Bishop Auckland, DL14 9AA

Summary

Available Size	627 sq ft
Rent	£90,000 per annum
Rates Payable	£6,986 per annum We understand the tenant can apply for 33% discount off the rates payable if RV is less than £15,000
Rateable Value	£14,000
Service Charge	£2.20 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A (13)

Description

A newly constructed single height retail unit, currently trading as Tec Pix 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 sitting adjacent to this unit. 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.

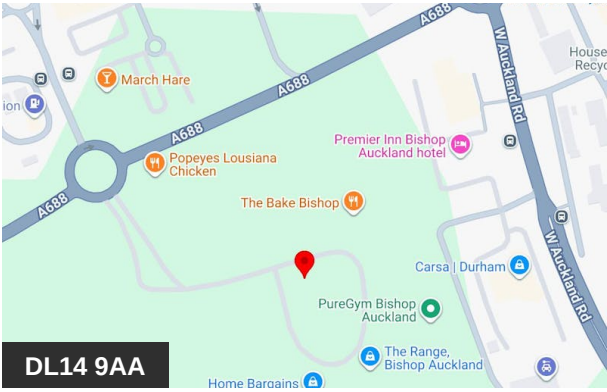
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Retail/Hot Food Takeaway	627	58.25	£30,000 /annum	Available
Total	627	58.25		

Specification

The has been fitted out which will remain and available for the ingoing tenant.



Viewing & Further Information



Adam Mobley
07587 133540
amobley@wsbproperty.co.uk

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

POPEYES

KOSMIC KINGDOM

PUREGYM

RANGE

home bargains

BA Bishop
Auckland
RETAIL & LEISURE PARK

JEWSON



FRANK'S
THE FLOORING EXPERTS

HOME BASE

**£ pound
Stretcher**
every power supply

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.

Situation

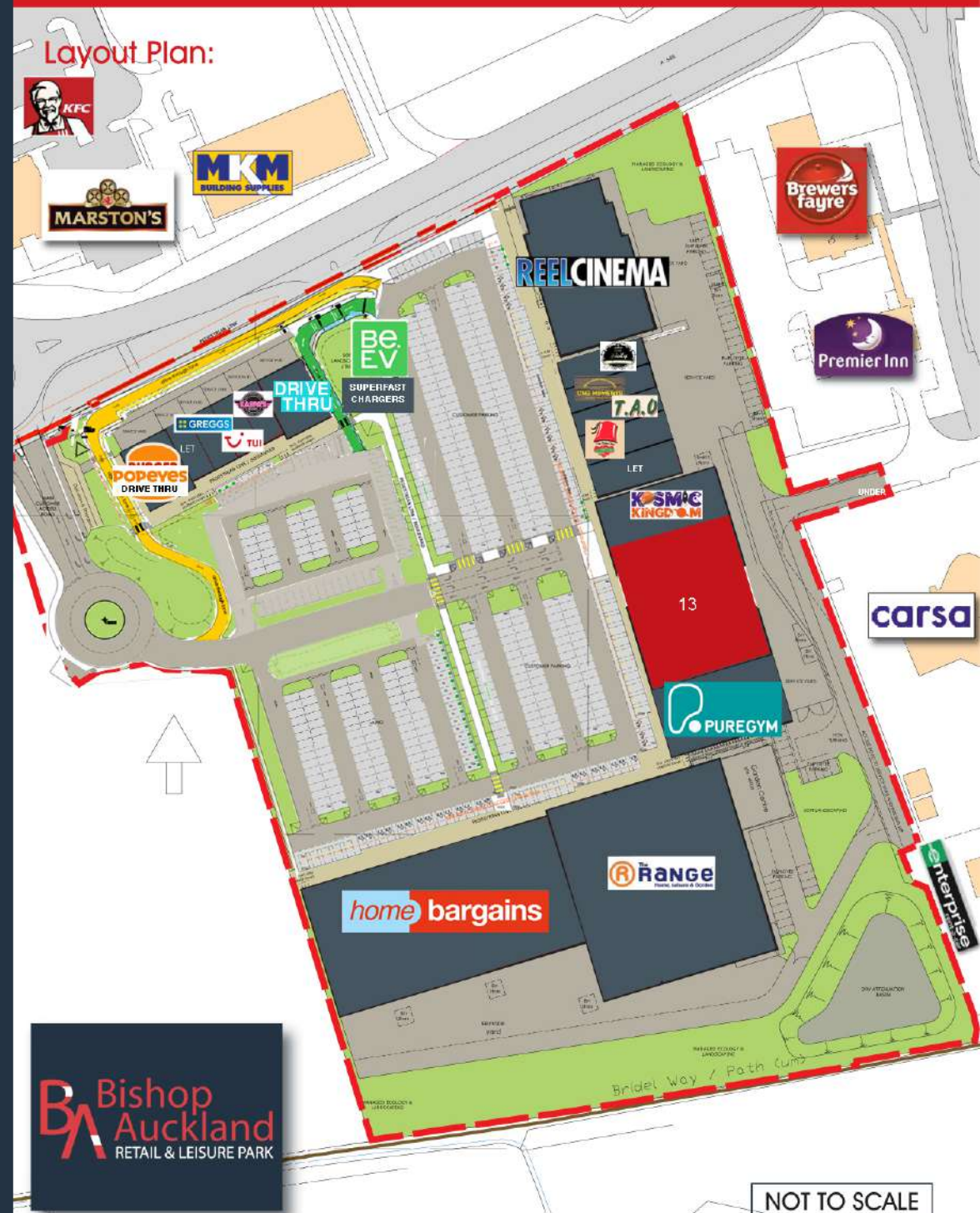
This part of Bishop Auckland has transformed over the last few years to become a major retail hub for County Durham with notable retail schemes that have opened recently including Sainsbury's, Tesco Extra and the Bishop Auckland Shopping Park that includes Next, M&S Simply Food, TK Maxx, Boots, Lidl 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





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

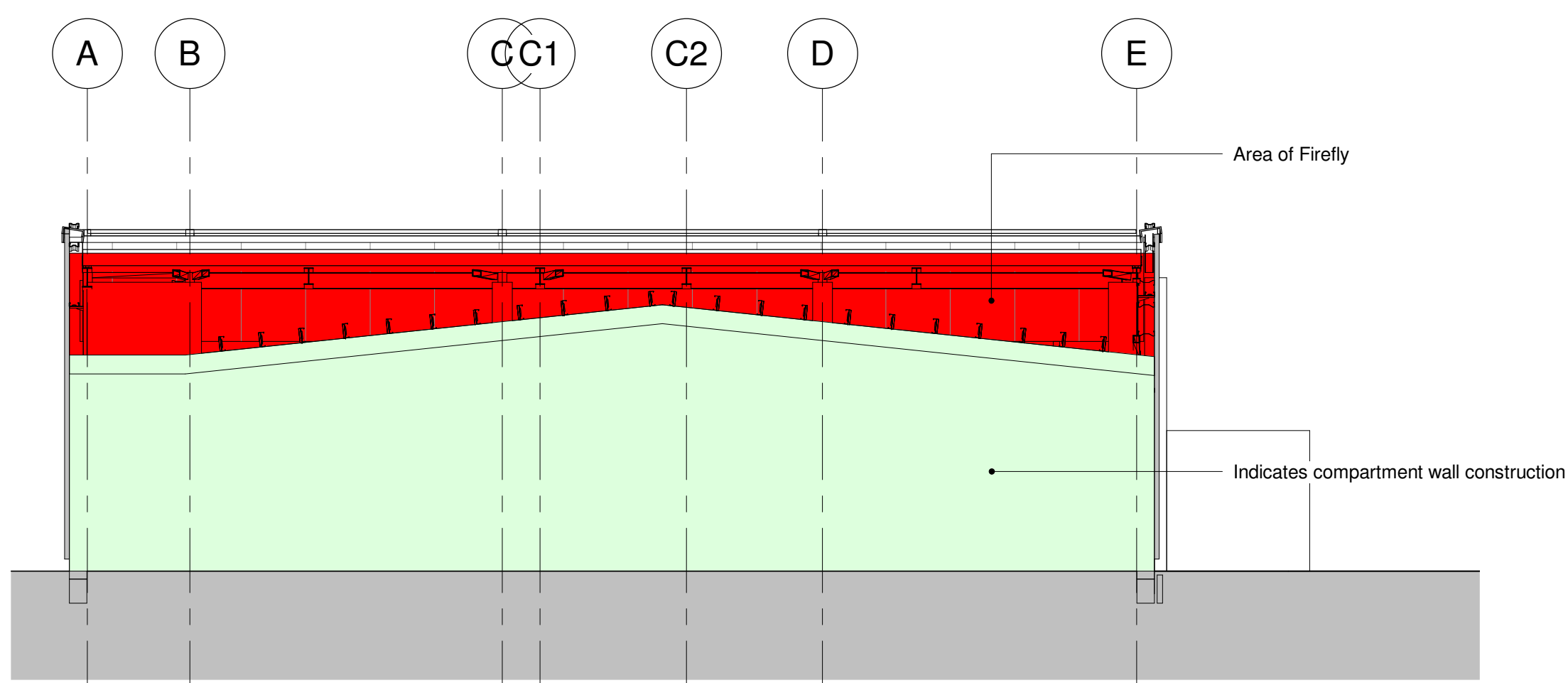
For further information please contact the sole letting agent:

Adam Mobley

amobley@wsbproperty.co.uk

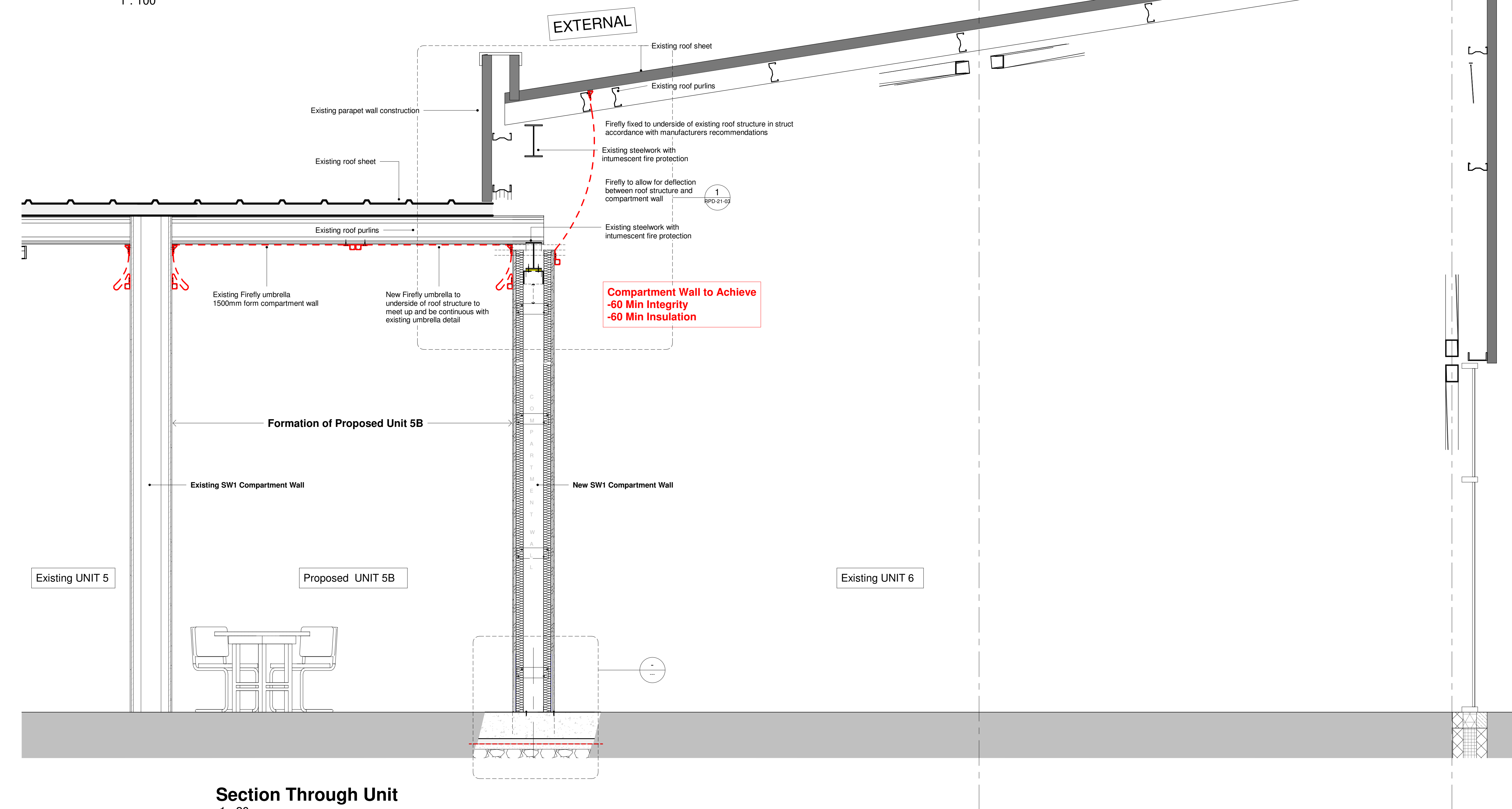


MISREPRESENTATION ACT: WSB Property Consultants LLP (WSB) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) WSB will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by WSB to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.



Compartment Wall Looking from Unit 6

1 : 100



Section Through Unit

1 : 20

Revision:	Description:	Date:
Project:	Originator:	Volume:
2017-141	CAL	ZZ
Project:	Mixed Use Development	Levels:
	Fieldon Bridge	ZZ
	St Helen Auckland	Type:
		DR
		Role:
		A
		Number:
		RPD-21-03
		Revision:
		2017-171
Client:	Fieldon Bridge Developments Ltd	
Drawing:	Cross Section Through Unit	
Scale:	As indicated	Print Size:
		A1
		Drawn By:
		NT
		Checked By:
		MN