

TO LET

Rent – £8.00 per sq. ft.

The premises provide the following approximate gross internal floor area:

4,455 - 18,665 sq. ft.
(414 - 1,734 sq. m.)

Former Jewson, Watling Road, Bishop Auckland, DL14 9AT

Prominent light industrial / trade counter unit with a large yard and main road frontage.

End terrace industrial / trade premises located on the southern periphery of Bishop Auckland, within an established commercial location.

Highlights

- Established commercial location.
- Main road frontage.
- Ability to convert into Class E use (Subject to planning)
- Large trade counter showroom extending to c. 5,000 sq ft.
- Two dock level loading doors.
- One ground level loading door.
- Ability to sub-divide.
- Extensive concrete & tarmac surfaced yard.
- Low site coverage of 33%.

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Location

The subject property is located in Bishop Auckland, a popular market town in County Durham, approximately 34 miles south west of Newcastle and 15 miles north of Darlington. Situated on Watling Road, the property is located to the southern periphery of Bishop Auckland within an established commercial location which includes the newly developed Bishop Auckland Retail Park , Abrahams Enterprise Park and several large supermarkets. Nearby occupiers include Franks Flooring, One Gym, Aldi, B&M, JT Atkinson and Poundstretcher.

Specification

- End-terrace light industrial / trade counter unit with accommodation over ground floor only.
- Includes a C. 5,000 sq ft trade counter showroom.
- 6.8m to the apex height in warehouse, with an eaves height of 4.7m.
- Two dock level loading doors.
- One ground level loading door
- All mains utilities available
- Ancillary kitchen and storage accommodation.
- Large concrete & tarmac external yard.
- Dedicated car parking to the front of the unit.
- Secure and fenced site.

Accommodation

The premises provide the following GIA. Consideration will be given to subdividing the available space to accommodate individual requirements..

Floor	Area (sq. ft.)	Area (sq. m.)
Ground Floor		
Warehouse	13,116	1,218.60
Trade Counter	5,231	485.99
Ancillary	318	29.60
TOTAL	**18,665**	**1,734.19**

Terms

The property is available by way of a new full repairing and insuring lease, for a term to be agreed, at a quoting rent of **£8.00 per sq. ft.**

Business Rates

The Rateable Value is £76,500 for 2026/2027. Interested parties are advised to contact the Local Rating Office to determine rates payable.

EPC

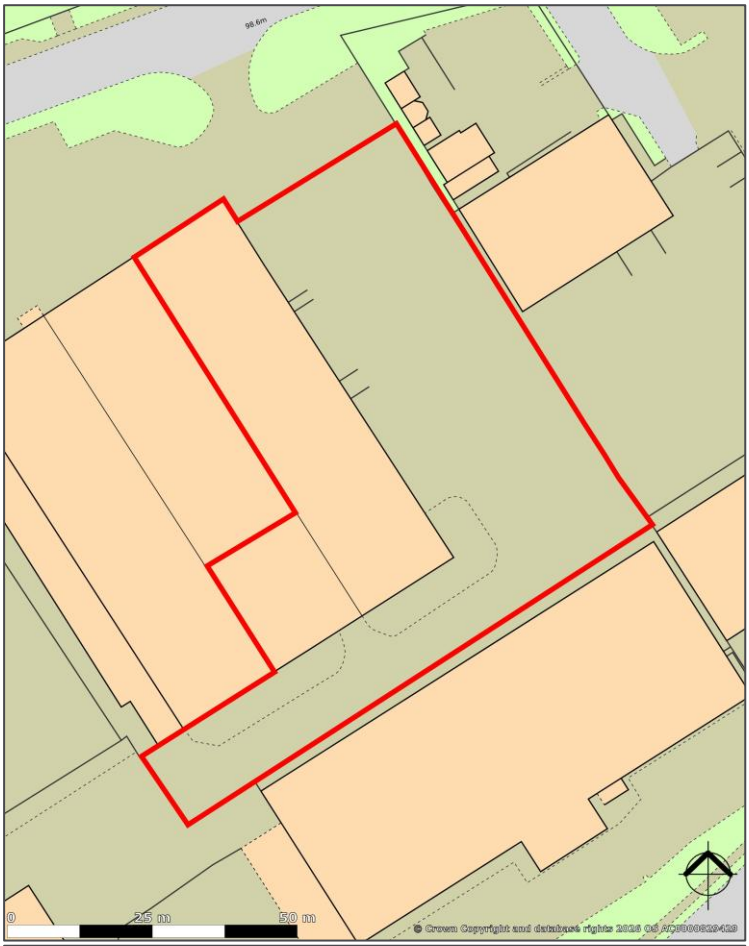
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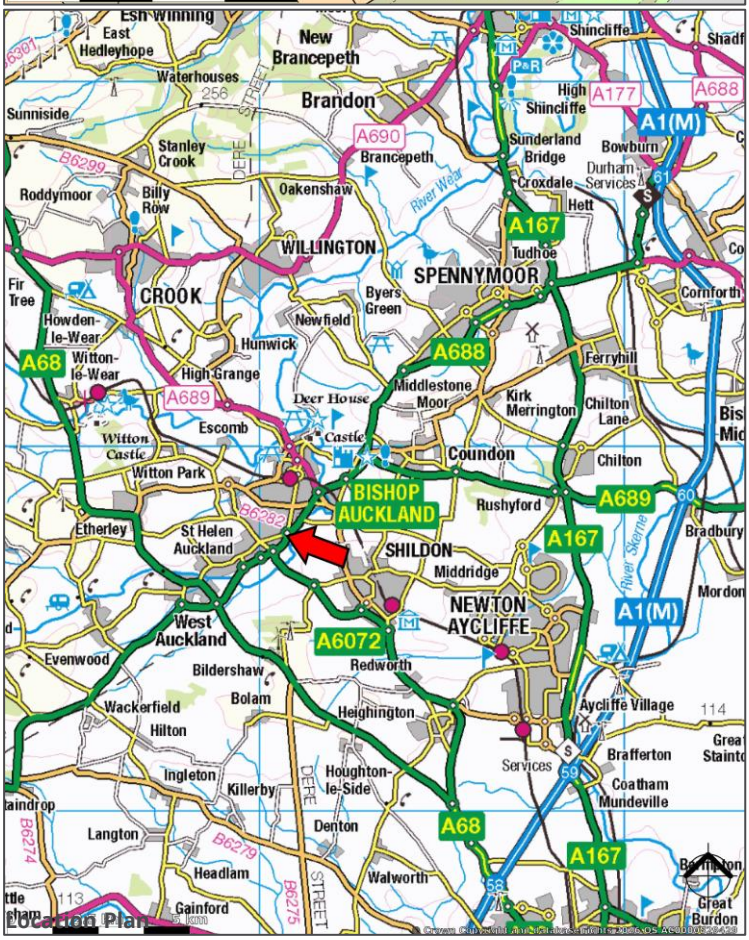
Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

VAT

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





Location Plan

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Viewing strictly by appointment:

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