

- Fully tenanted retail investment
- Mid-terraced three-storey commercial property
- Approximate floor area of 127 sq. m. (1,367 sq. ft.)
- Rent £8,000 per annum
- Let to Supremetanuk Salon Ltd
- Tenant due to vacate on 15 March 2027
- Prime town centre position with excellent passing trade
- Attractive gross yield of approximately 12.3%



**115 Newgate Street,
Bishop Auckland
DL14 7EN**

Auction Guide Price £65,000 +

For Sale by Auction. Thursday 29th October 2026

T's & C's apply. see website: agentspropertyauction.com

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Location

Bishop Auckland is located about 25 miles south of Newcastle upon Tyne, 21 miles south of Sunderland and 9 miles north-west of Middlesbrough. The town has excellent transport links, being about 6 miles west of junction 60 of the A1(M) motorway via the A688 and about 3 miles from the A68 Darlington to Edinburgh road. The property is located on the main shopping parade, Newgate Street to the south of the town centre.

Description

The property comprises a mid-terraced three-storey commercial premises of traditional red brick construction beneath a pitched roof. Extending to approximately 127 sq. m. (1,367 sq. ft.), as measured from the Energy Performance Certificate, the property occupies a prominent position within an established retail parade and is currently fitted out as a tanning salon.

The accommodation provides a modern open-plan retail area to the ground floor, with ancillary accommodation arranged over the upper floors. The property benefits from an attractive glazed shop frontage and has been maintained to a good standard by the current occupier.

The property is currently let to Supremetanuk Salon Ltd at a rent of £8,000 per annum under a lease expiring on 15 September 2028. The tenant has, however, served notice to terminate the lease and will vacate the premises on 15 March 2027, providing purchasers with the benefit of an income-producing asset in the short term together with future asset management, owner-occupier or redevelopment opportunities, subject to any necessary consents.

The property may be suitable for a variety of alternative commercial uses following vacant possession, subject to obtaining any requisite statutory consents.

Component	Description	Tenant	Floor Area *(Taken from EPC)		Rent (per annum)	Lease Details
			Sq. m	Sq. ft.		
115 Newgate St	Three Storey Retail Unit	Supremetanuk Salon Ltd	127	1,367	£8,000	16/09/2025 – 15/09/2028 Tenant has given notice to terminate the lease and will formally vacant the unit on 15 March 2027.

Yield

Total rental income: £8,000 per annum, reflecting an attractive yield of 12.3%

Tenure

Freehold

Auction Guide Price

£65,000 +

Rateable Value

The 2026 Rating List entry is Rateable Value £6,500

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

EPC Rating

D

Auction

Thursday 29th October 2026 - Auction terms and conditions apply, see website agentspropertyauction.com (Option 1)

Viewing Arrangements

Strictly by appointment through this office.

Information Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value.
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3. Any areas, measurements and distances given are approximate only.
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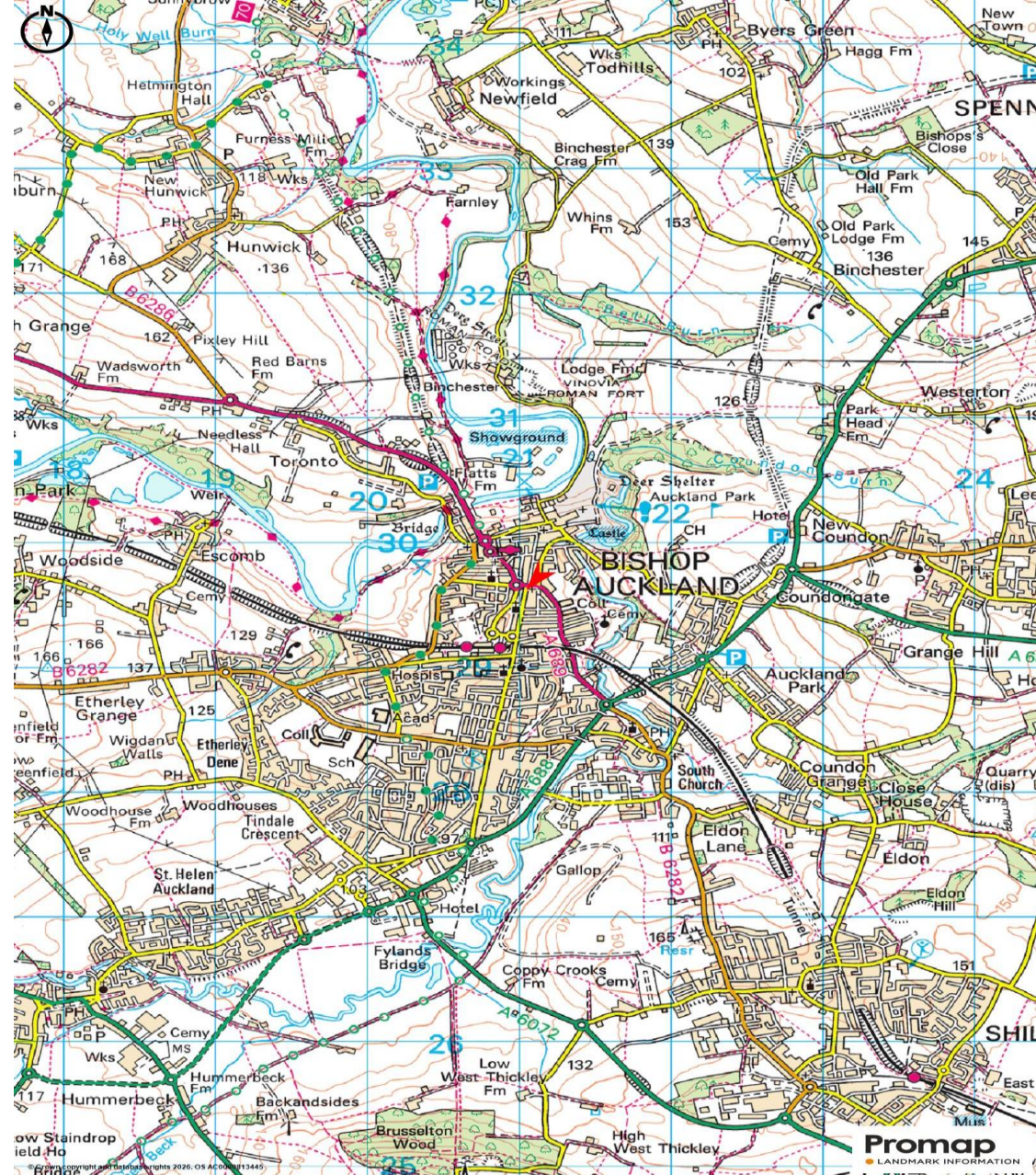
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