

**TO LET – £20,000 per annum plus VAT**

**24 Market Place, Barnard Castle, Co. Durham,  
DL12 8NB**

**Grade II Listed 3 Storey Retail Premises – 2,490sq.ft.**

**CARVER**  
COMMERCIAL  
CHARTERED SURVEYORS  
& PROPERTY CONSULTANTS



## SITUATION/LOCATION

The property fronts Horsemarket, the main shopping street in Barnard Castle amongst occupiers including Heron Foods, Fat Face, Grape Tree, Boyes, Card Factory and Costa amongst a diverse variety of independent businesses. Barnard Castle is an affluent market town nestled on the north bank of the River Tees approximately 14 miles south of Bishop Auckland, 16 miles west of Darlington and 24 miles south of Durham. Barnard Castle benefits from swift transport links across the region via the A688, A66 and A(1M).

## DESCRIPTION

Grade II Listed three-storey retail/ office premises.

The property is of traditional stone/ brick construction held under a pitched tile covered roof with flat section to rear.

The ground floor incorporates glazed window frontage to Horsemarket comprising an open plan and versatile sales area held over split level with rear office and wc. There is a suspended ceiling with integrated LED lighting to the main sales area.

The first and second floor are accessed internally comprise a range of cellular office rooms with kitchen and wcs. There is attic storage.

The property is heated by way of a gas fired central heating system.

## TENURE

Leasehold. A new lease is available drawn on standard full repairing and insuring terms for a term of years to be agreed.

## ACCOMMODATION

Ground Floor		
Sales	69.23sq.m.	745sq.ft.
Office	39.56sq.m.	426sq.ft.
First Floor	51.68sq.m.	556sq.ft.
Second Floor	47.55sq.m.	512sq.ft.
Attic	23.28sq.m.	251sq.ft.
Net Internal Area	231.3sq.m.	2,490sq.ft.

## COSTS

The incoming tenant will be responsible for Landlord's reasonable legal costs plus VAT.

## APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

## RATEABLE VALUE

Shop: £16,000

Interested parties are advised to direct further enquiries with respect to business rates to the Local Rating Authority.

## VAT

VAT is applicable to the rent

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

C – 64



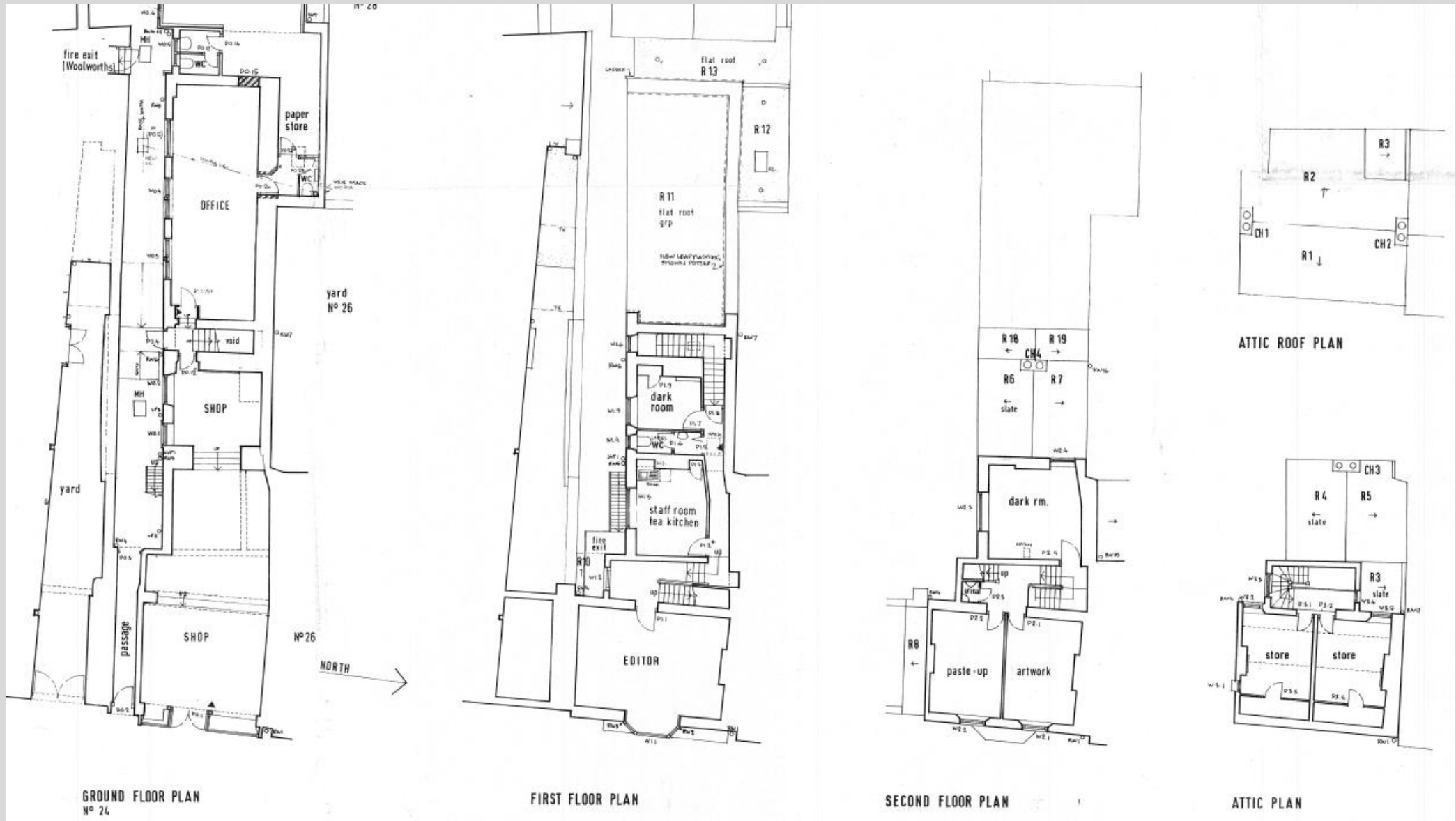
**18 St Cuthberts Way, Darlington,  
County Durham, DL1 1GB  
Telephone: 01325 466 945  
enquiries@carvercommercial.com**

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## FLOOR PLANS (for identification purposes only)



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