

**TO LET – £16,000 per annum plus VAT**

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

**Prominent Grade II Listed Ground Floor Retail Premises – 745sq.ft.**

**CARVER**  
COMMERCIAL  
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## SITUATION/LOCATION

The property occupies a prominent position fronting 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 ground floor retail 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 which will include a wc.

There is a suspended ceiling with integrated LED lighting to the main sales area.

The property may suit a variety of business uses subject to any necessary planning/ listed building/ landlord consents.

## TENURE

Leasehold.

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

## ACCOMMODATION

Net Internal Area Approx.	69.23sq.m.	745sq.ft.
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## 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

Current: £16,000

The demise will require re-assessment for the purpose of business rates. Interested parties are advised to direct further enquiries 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**

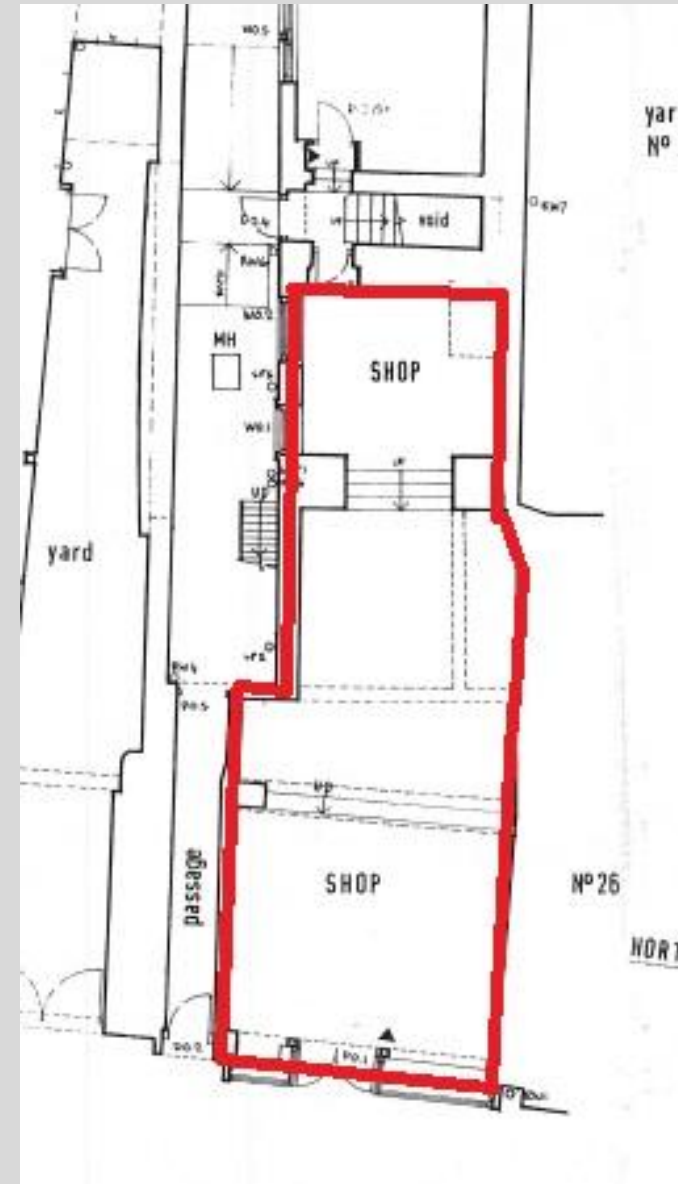
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## FLOOR PLAN (for identification purposes only)



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