

FOR SALE – Offers in the Region of £180,000 plus VAT
GROUND FLOOR, 31 Market Place, Barnard Castle,
Co. Durham, DL12 8NE
Prominent Grade II Listed Ground Floor Retail Premises – 869sq.ft.

CARVER
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SITUATION/LOCATION

The property occupies a prominent position fronting the Market Place in the heart of 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 incorporates glazed window frontage to the Market Place comprising an open plan and versatile sales area held over split level with office, kitchen and wc to rear.

The main sales area is in shell condition incorporating a suspended ceiling.

There is a shared yard at the rear.

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

TENURE

Freehold.

Agents Note: The upper floors have been converted to apartments and disposed of on a long leasehold basis for 144 years from January 2004 (expiring 31 December 2147).

ACCOMMODATION

Net Internal Area Approx.	80.77sq.m.	869sq.ft.
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RATEABLE VALUE

£18,750

Interested parties are advised to direct further enquiries to the local rating authority.

VAT

VAT is applicable to the sale price.

VIEWING

Strictly by appointment only through the Joint Agents.

Chris Farlow
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ENERGY PERFORMANCE ASSET RATING

C – 73

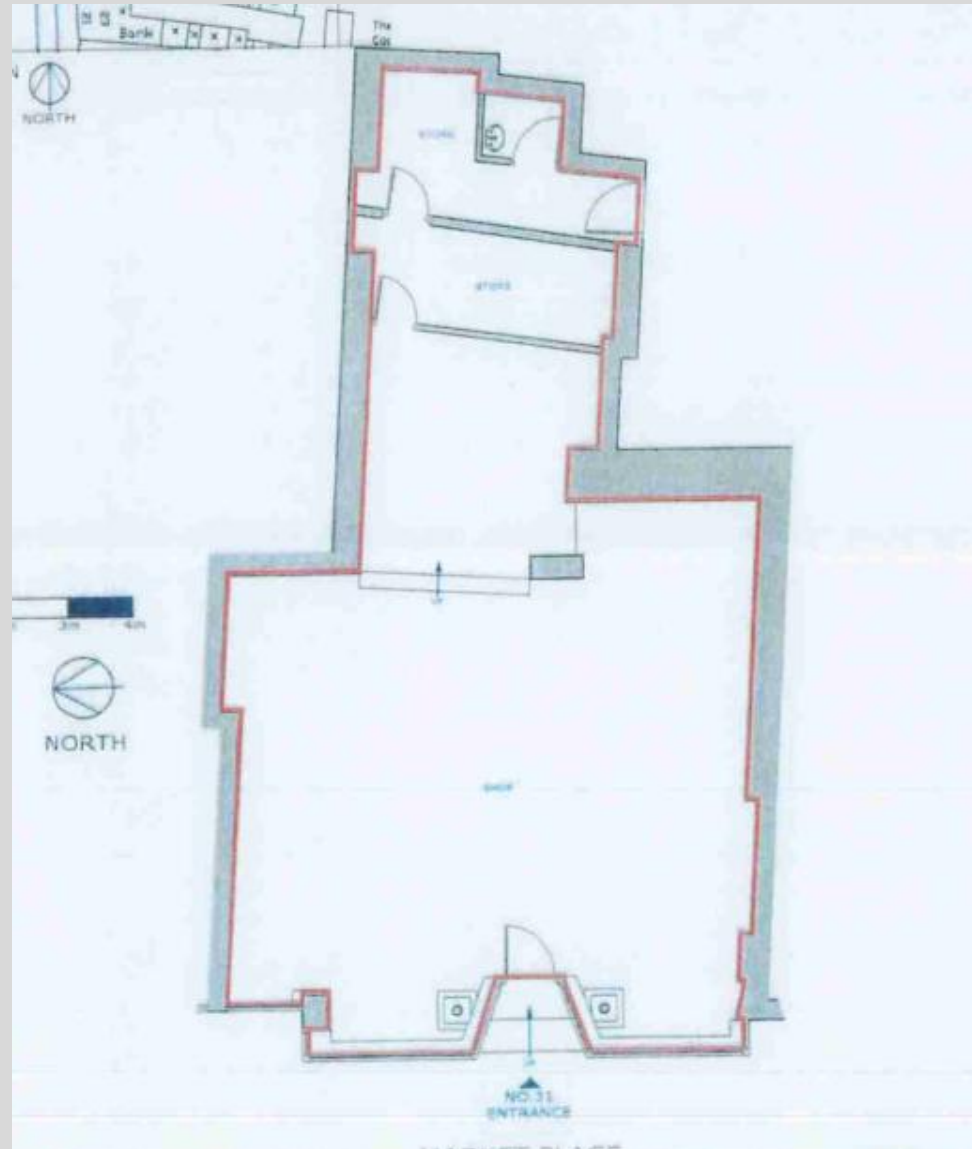


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FLOOR PLAN – FOR IDENTIFICATION PURPOSES ONLY



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