

**TO LET – £18,000 per annum plus VAT**

**GROUND FLOOR**, 31 Market Place, Barnard Castle,  
Co. Durham, DL12 8NE

**Prominent Grade II Listed Ground Floor Retail Premises – 869sq.ft.**

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COMMERCIAL  
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& PROPERTY CONSULTANTS



## 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

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.	80.77sq.m.	869sq.ft.
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## COSTS

Each party shall be responsible for their own legal fees incurred in this transaction.

## 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

£18,750

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 the Joint Agents.

Chris Farlow  
Carver Commercial  
01325 466 945  
[chrisf@carvergroup.co.uk](mailto:chrisf@carvergroup.co.uk)

Matthew Edwards  
Ryden  
07778 131 872  
[matthew.edwards@ryden.co.uk](mailto:matthew.edwards@ryden.co.uk)

## ENERGY PERFORMANCE ASSET RATING

C – 73

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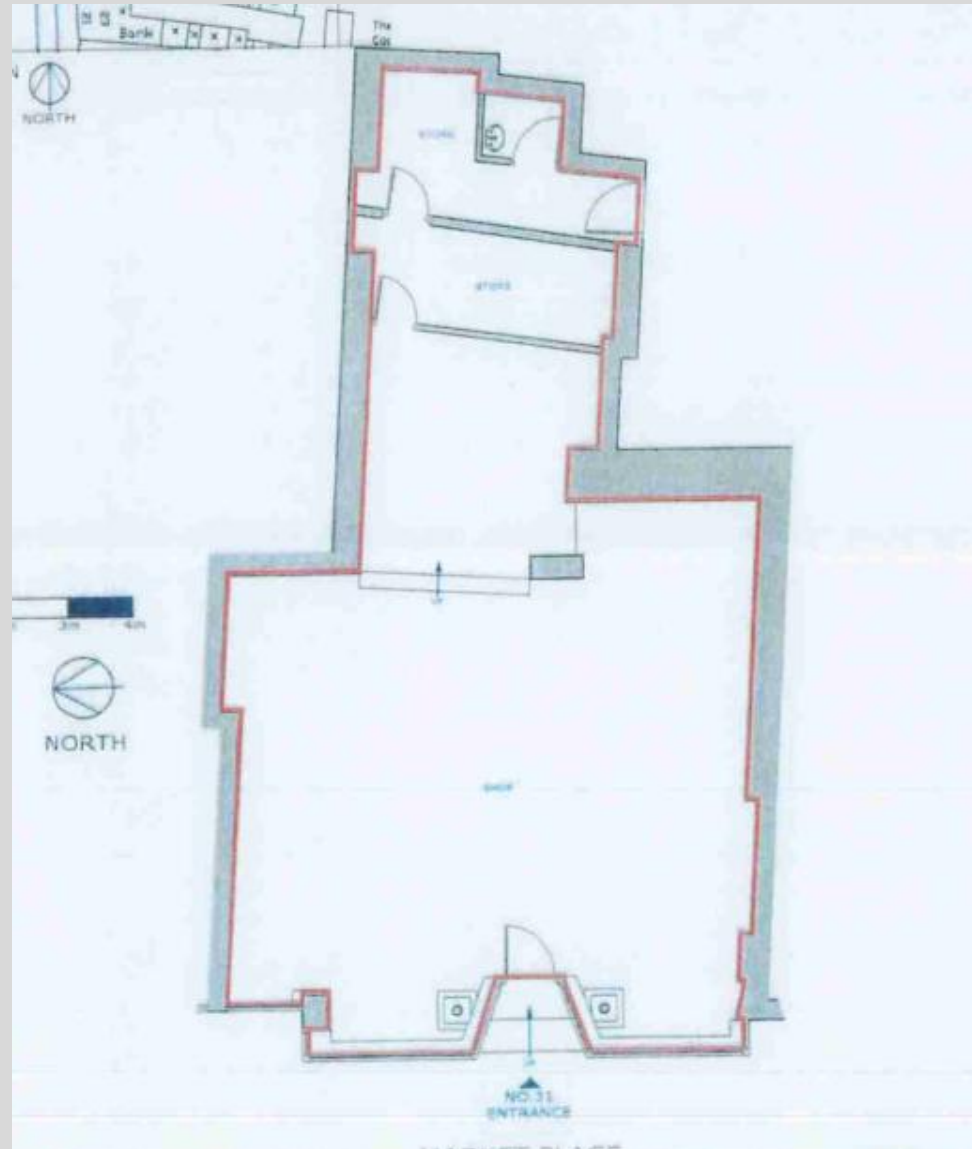


**18 St Cuthberts Way, Darlington,  
County Durham, DL1 1GB**  
**Telephone: 01325 466 945**  
**[enquiries@carvercommercial.com](mailto:enquiries@carvercommercial.com)**

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### FLOOR PLAN – FOR IDENTIFICATION PURPOSES ONLY



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