

TO LET – £36,000pax (INCENTIVES AVAILABLE)

105 Galgate, Barnard Castle, Co. Durham, DL12 8ES

- **Former Restaurant – Class E – 2,800sq.ft.**
- **19 car parking spaces.**

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SITUATION/LOCATION

The property fronts Galgate (A67) approximately 0.5 miles from Barnard Castle town centre. Amenities in the vicinity include Richardson Community Hospital, Morrisons Food Store and Penny on the Move (Petrol Filling Station). 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 A1(M)

DESCRIPTION

Detached former restaurant premises (Class E) with 19 surface car parking spaces.

The property is of traditional stone construction held under a multi pitched slate tile covered roof with flat section to rear. The property is **not listed** but does form part of Barnard Castle conservation area.

The ground floor comprises a former restaurant comprising open plan and versatile sales areas with lean-to glazed conservatory, kitchen and wcs.

The first floor comprises a number of cellular office/ meeting rooms and wcs.

Externally there is vehicular access from Galgate to a large tarmac surfaced car parking area providing marked parking for approximately 19 vehicles.

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

ACCOMMODATION

Ground Floor	170.06sq.m.	1,830sq.ft.
First Floor	90.12sq.m.	970sq.ft.
Net Internal Area	260.18sq.m.	2,800sq.ft.

TOTAL SITE AREA APPROX. 0.35 ACRES

TENURE

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

INCENTIVES ARE AVAILABLE SUBJECT TO NEGOTIATION



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COSTS

Each party shall be responsible for their own legal costs incurred within 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

£21,000

Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

We are advised by our client that VAT is not applicable to the rent.

VIEWING

Strictly by appointment only through agents.

EPC

C-58

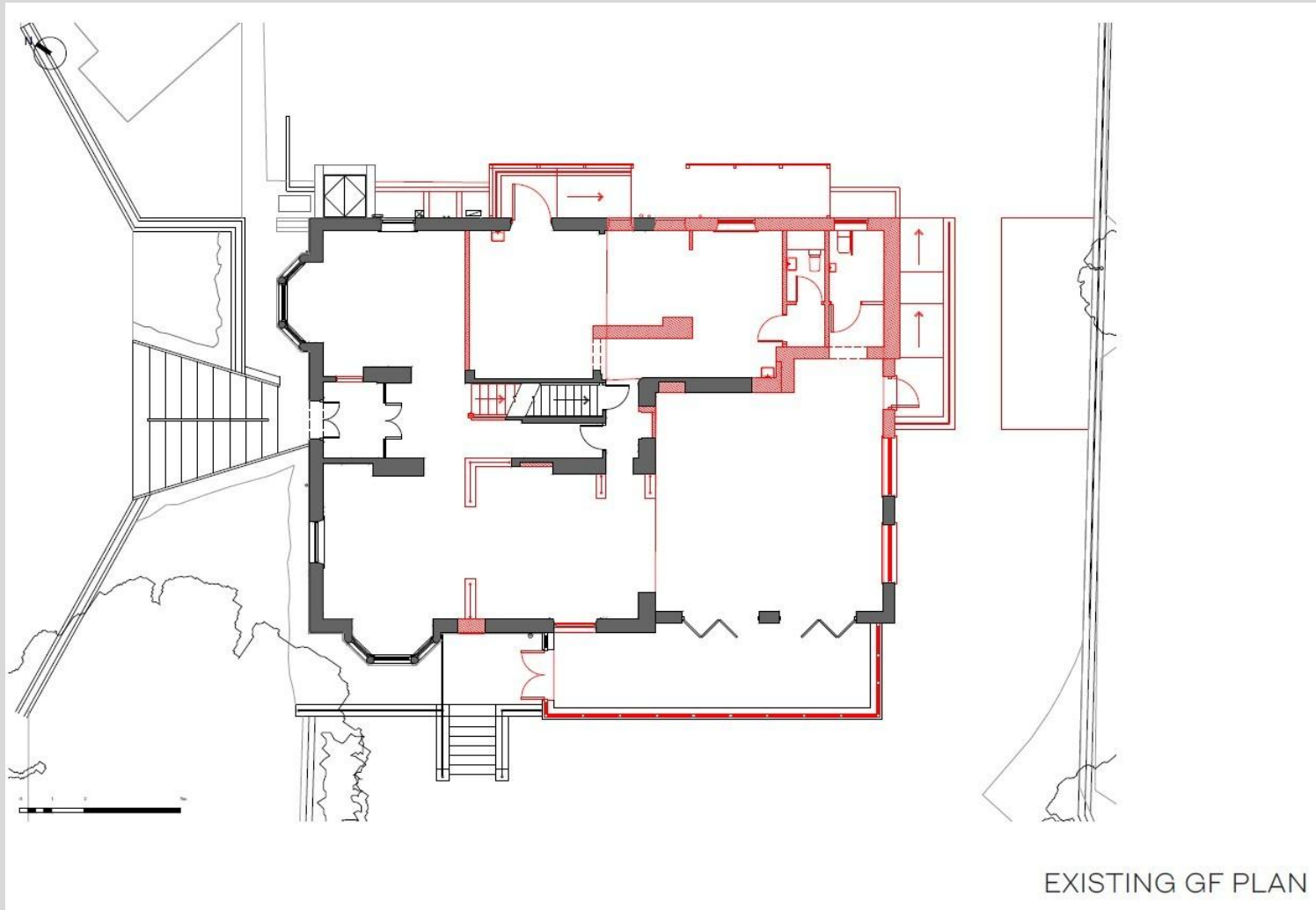


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GROUND FLOOR PLAN



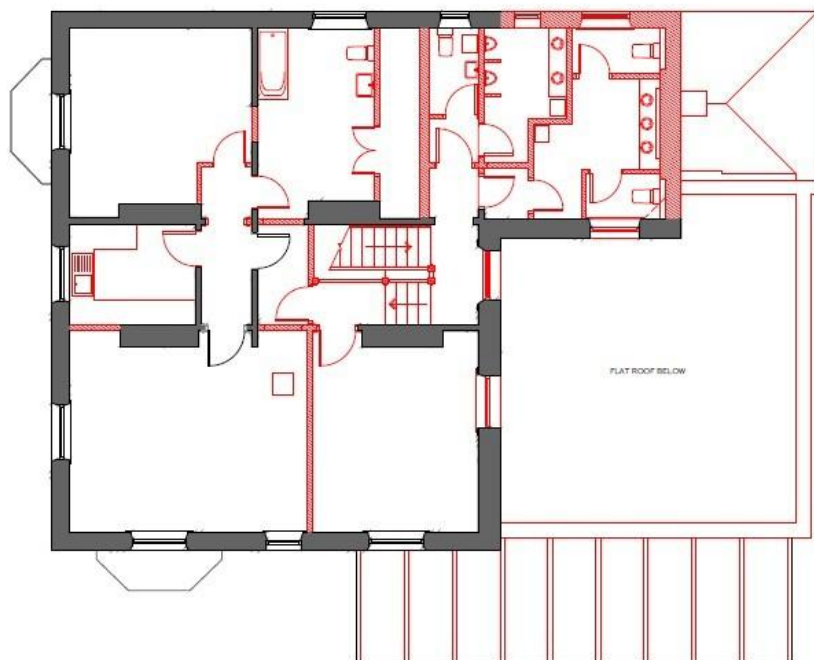
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FIRST FLOOR PLAN



EXISTING 1F PLAN

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