

**FOR SALE – Offers in the Region of £400,000**

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

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

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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**



**18 St Cuthberts Way**  
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## TENURE

Freehold

## DEVELOPMENT POTENTIAL

Subject to obtaining any required planning/ local authority consents the property may suit a variety of alternative business uses and / or re-development opportunities including but not limited to (in our opinion):-

- Residential
- Care / Assisted / Supported living
- Nursery
- Education
- Office / alternative commercial use

Our clients previously sought Planning Permission for the conversion and extension of the existing buildings to provide a 20 bedroom apart-hotel. We are advised by our client that the scheme was received favourably but was ultimately refused on the grounds of the release of additional nitrates (nutrient neutrality). We are advised by our client that the scheme would have received approval subject to their agreement for the purchase of additional nitrate credits. The proposed floor plans are provided overleaf and all of the planning information is available to view via Durham County Councils online planning portal.

**PLANNING REF: DM/22/00685/FPA**

## 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 purchase price.

## VIEWING

Strictly by appointment only through agents.

## EPC

C-58

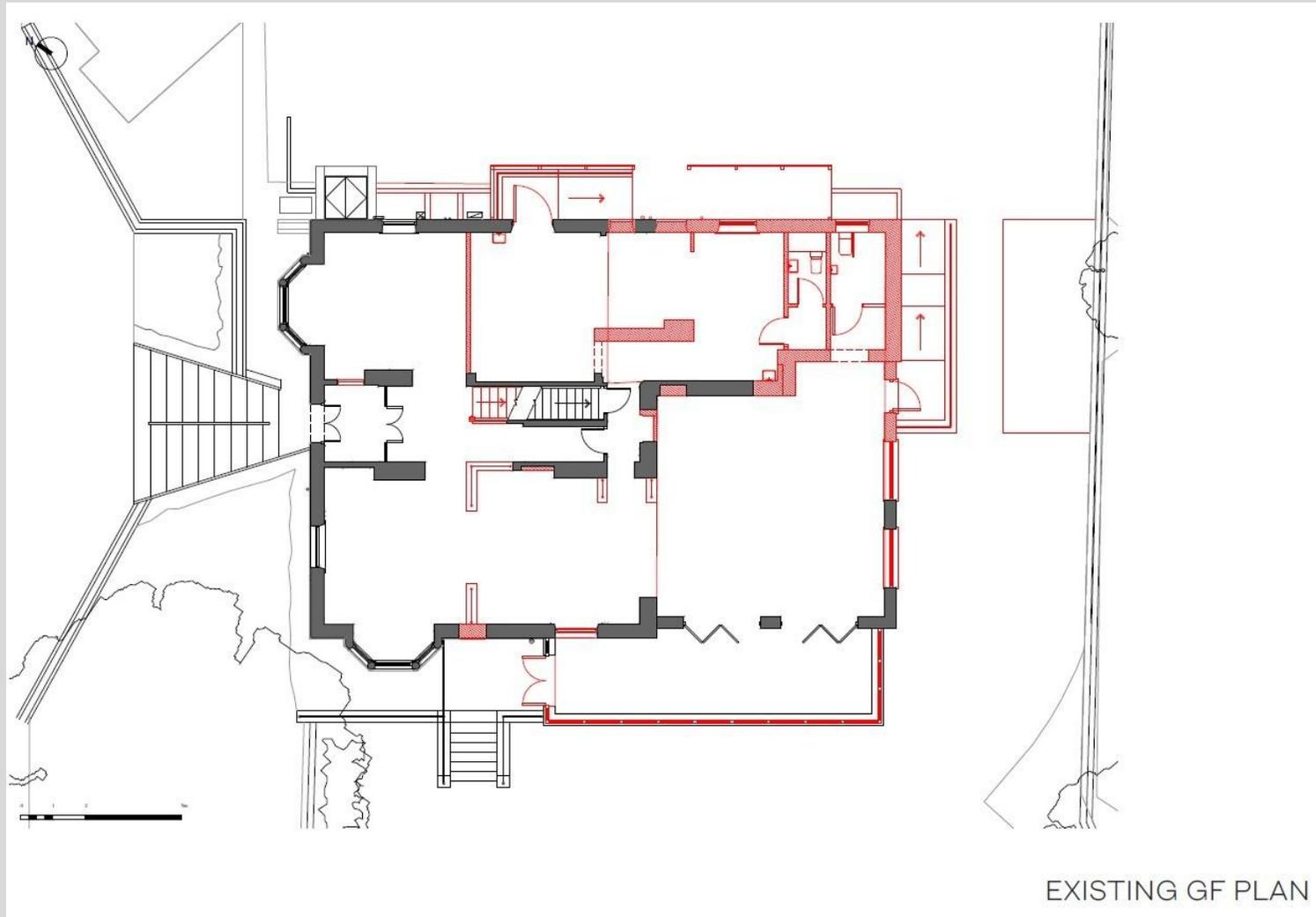


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## EXISTING GROUND FLOOR PLAN



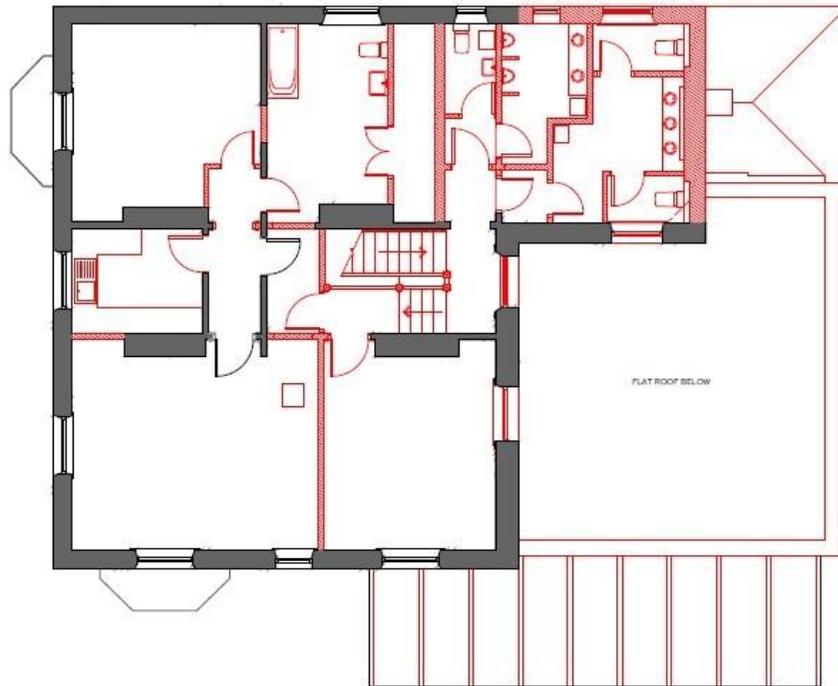
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## EXISTING FIRST FLOOR PLAN



EXISTING 1F PLAN

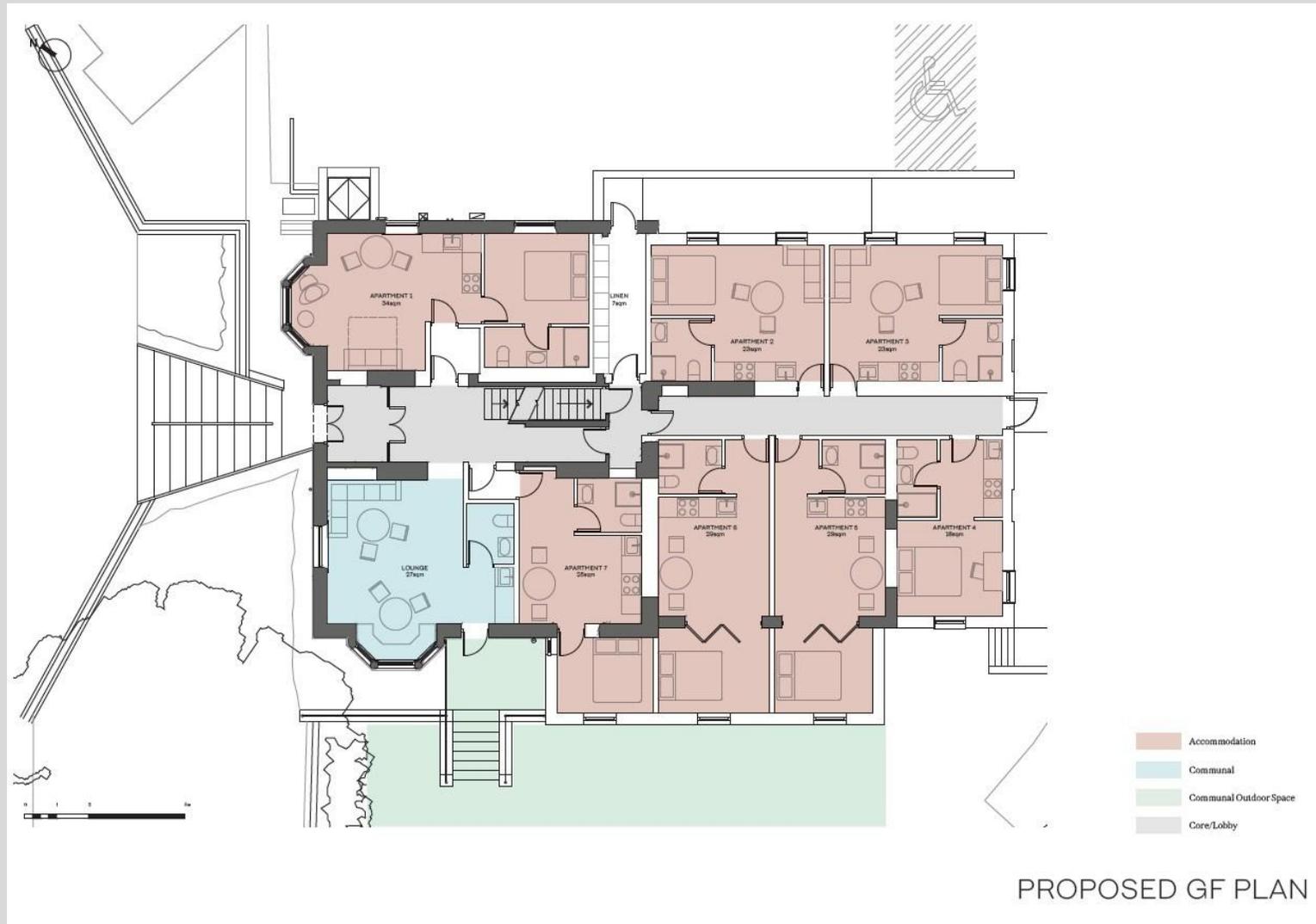
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## PROPOSED GROUND FLOOR PLAN



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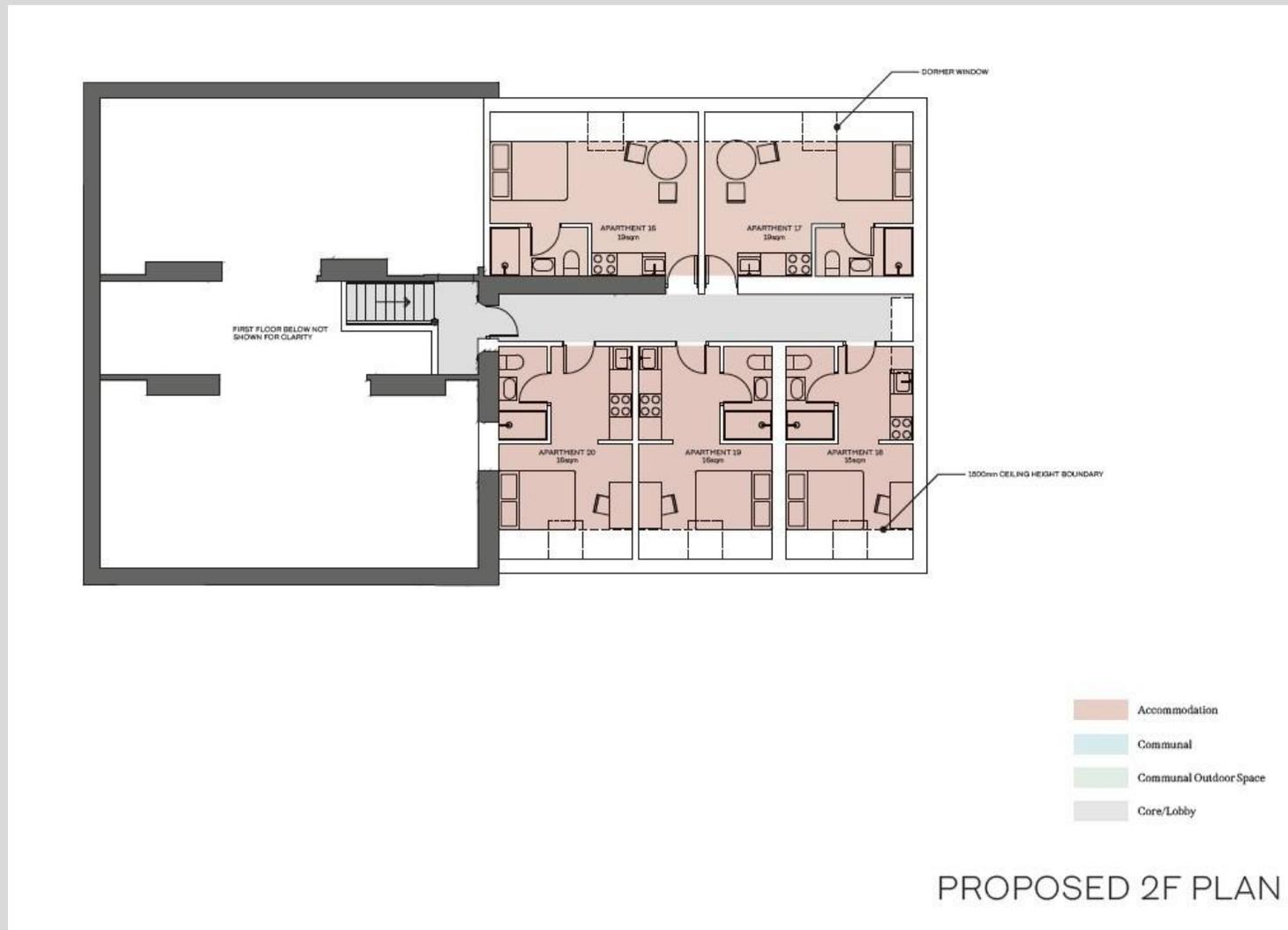
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## PROPOSED SECOND FLOOR PLAN



PROPOSED 2F PLAN

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