

TO LET – £12,500 per annum, exclusive

**17 Galgate, Barnard Castle, Co. Durham,
DL12 8EQ**

Prominent Office / Business Premises – Grade II Listed – 1,123sq.ft.

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SITUATION/LOCATION

The property fronts Galgate close to its junction with Horesmarket in the heart of Barnard Castle town centre. Occupiers in the vicinity include The Yorkshire Trading Co, Addisons and McGarry and Co. amongst a diverse variety of other established 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

Prominently positioned Grade II Listed three storey office / business premises.

The property is of traditional construction held under a pitched and tile covered roof with glazed window frontage to Galgate.

The ground floor comprises an open plan and versatile sales area presently incorporating a customer service desk. The first and second floor provide a range of office / store rooms of a generally cellular nature.

The property may suit a variety of business uses subject to any necessary Landlord/ Planning/ Listed Building consents.

TENURE

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

The lease shall be excluded from the renewal and compensation provisions of S.24-28 Landlord and Tenant Act 1954.

COSTS

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

ACCOMMODATION

Ground Floor	34.21sq.m.	368sq.ft.
First Floor	35.92sq.m.	386sq.ft.
Second Floor	34.26sq.m.	369sq.ft.
Net Internal Area	104.39sq.m.	1,123sq.ft.

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

£8,200.

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

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

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-81



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