

FOR SALE – Offers in the Region of £60,000

**The Artisan Corner, 6a & 8 The Bank, Barnard
Castle, DL12 8PQ**

LEASEHOLD BUSINESS – Established Café/ Bistro

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SITUATION/LOCATION

The property occupies a busy and prominent corner position fronting Galgate and The Bank in the heart of Barnard Castle town centre. Barnard Castle is a desirable and well populated town centre and incorporates wider commercial amenities including Yorkshire Trading, Grape Tree, Boots Pharmacy, and Boyes amongst a range of other established independent businesses including shops/ retailers, bar/ restaurant and professional services. Public car parking is available on Horse Market and there are a number of on street / short stay car parking facilities close by. Barnard Castle is an affluent market town on the north bank of the River Tees situated approximately 14 miles south west of Bishop Auckland, 16 miles west of Darlington and 24 miles south of Durham. The town is well served for transport linking swiftly with the A688 in turn linking with the A66 and A1(M) within a short driving distance.

PREMISES

The business trades from two adjoining Grade II listed properties (6A and 8 The Bank).

6A The Bank occupies the corner position comprising an open plan sales area with bar on the ground floor. There is an open plan sales area with wcs on the first floor.

8 The Bank lies adjacent comprising a large kitchen, sales area, WC and stores on the ground floor. The properties are connected by a dumbwaiter (no pedestrian connection).

Externally there is forecourt seating within a mature courtyard adjacent to No6. There is also customer seating to the front of No8 (pavement licences available for inspection).

Net Internal Area of Both Premises Combined Approx 1,501sq.ft.

ACCOMMODATION

6a The Bank		
Ground floor	40.15sq.m.	432sq.ft.
First floor	35.96sq.m.	387sq.ft.
Net Internal Area	76.11sq.m.	819sq.ft.

8 The Bank		
Ground floor	63.45sq.m.	682sq.ft.
Net Internal Area	63.45sq.m.	682sq.ft.



18 St Cuthberts Way, Darlington,
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TENURE/ LEASE TERMS

LEASEHOLD BUSINESS SALE – BY ASSIGNMENT

The properties are held by way of two leases on terms briefly summarised as follows:-

6a The Bank	
Term	7 years expiring 28 th February 2030
Rent	£7,000pax
Repairs	Full Repairing and Insuring
L&TA54	Excluded

8 The Bank	
Term	7 years expiring 28 th February 2030
Rent	£6,200pax
Repairs	Full Repairing and Insuring
L&TA54	Excluded

THE BUSINESS

National Espresso Limited T/A The Artisan Corner has been owned and operated by our client since 2017. The business was initially operated from No. 8 The Bank as a café and due to it's success, expanded into 6a in 2023. The business is highly regarded in Barnard Castle offering a wide variety of freshly prepared food, wines, coffees and cold drinks.

The business occupies a prominent position in the town via two attractive period properties and benefits from an established customer base including local residents, passing trade and holidaymakers. The business currently operates limited trading hours (5 days a week 10am-3pm) and employs 6 part time staff with significant scope to increase.

The business presents a turn-key opportunity for a similar operator – benefitting from a great reputation and established customer base.

Serious enquiries are invited to contact the agent. An Inventory of fixtures and fittings, and P&L Accounts are available to seriously interested parties on request.

OFFERS IN THE REGION OF £60,000 (GOODWILL PLUS FIXTURES AND FITTINGS) PLUS STOCK AT VALUATION BY NEGOTIATION

COSTS

Each party shall be responsible for their own legal, surveying and professional costs that may be incurred within this transaction.

RATEABLE VALUE

6a The Bank - £3,100

8 The Bank - £4,950

Both properties fall within the threshold for small business relief and interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

The business is not currently registered for VAT.

VIEWING

Strictly by appointment only through agents.

EPC

6a The Bank – D-88

8 The Bank – To be confirmed

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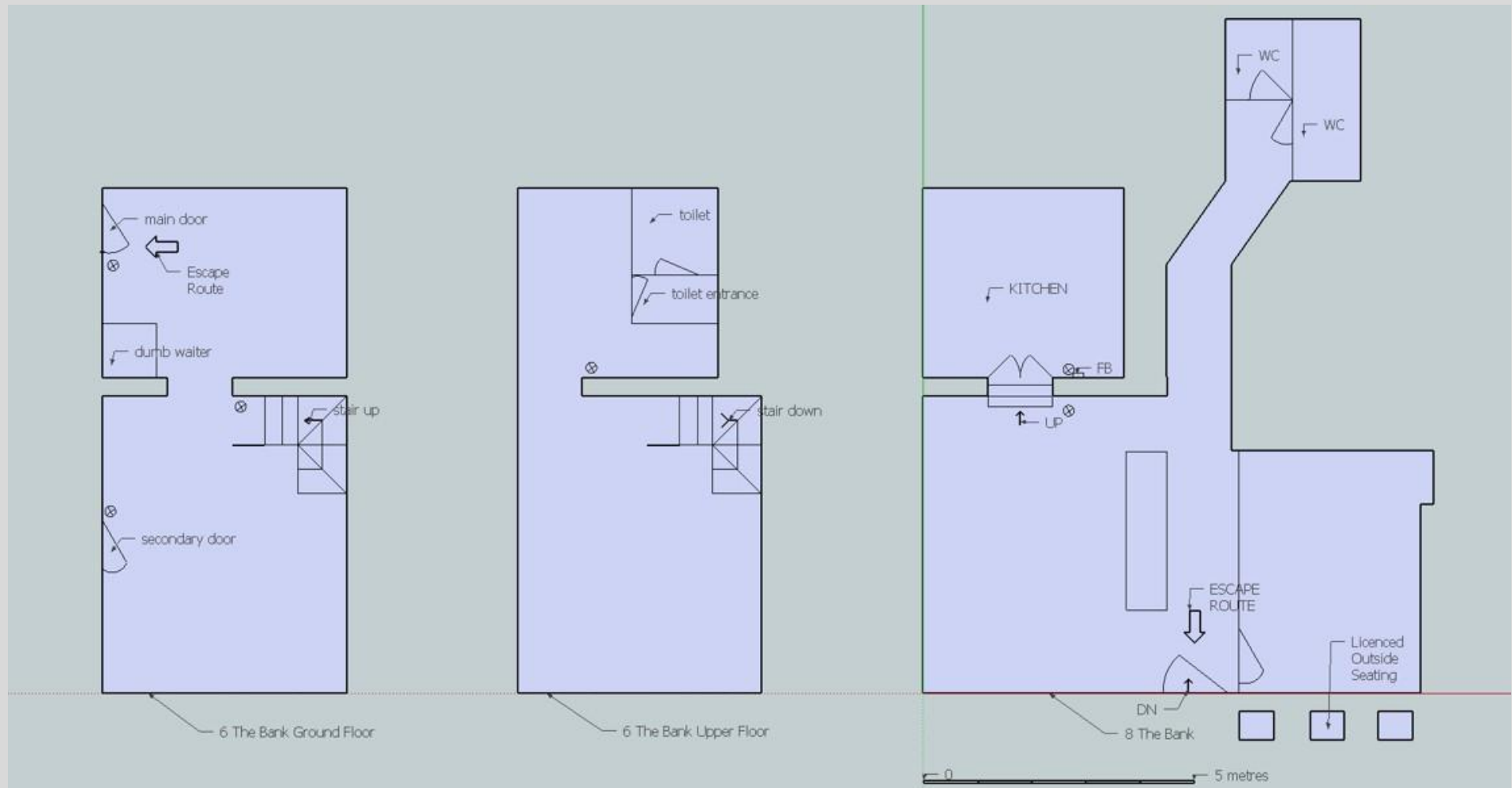
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