

**TO LET – £500 per calendar month, exclusive**

**26 The Bank, Barnard Castle,**

**DL12 8PQ**

**Grade II Listed Shop Premises with Stores - 540sq.ft.**

**CARVER**

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CHARTERED SURVEYORS  
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## SITUATION/LOCATION

The property fronts The Bank in a popular position in Barnard Castle amongst a diverse variety of established businesses. Barnard Castle is an affluent market town incorporating a desirable High Street with occupiers including Costa, Boyes, Saks, Barclay and Greggs among others. Barnard Castle is 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

Ground floor shop with stores forming part of this attractive Grade II Listed period High Street premises.

The ground floor comprises an open plan and versatile sales area incorporating attractive glazed window frontage to the Bank.

There is ancillary storage on the ground floor together with additional storage/ breakout and wc on the first floor.

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

## TENURE

Leasehold. The property is available by way of a new lease drawn on effectively full repairing and insuring terms for a term of years to be agreed.

## ACCOMMODATION

Ground Floor		
Sales	26.45sq.m.	285sq.ft.
Stores	5.47sq.m.	59sq.ft.
First Floor	18.25sq.m.	196sq.ft.
Net Internal Area	50.17sq.m.	540sq.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.

## COSTS

The incoming tenant shall be responsible for the Landlord's reasonable legal fee (plus VAT) incurred within this transaction.

## RATEABLE VALUE

£2,700.

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 by our client that VAT is not applicable to the rent

## VIEWING

Strictly by appointment only through agents.

## ENERGY PERFORMANCE ASSET RATING

C-73



**18 St Cuthberts Way**  
**Darlington,**  
**County Durham**  
**DL1 1GB**  
**Telephone: 01325 466945**

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