

FOR SALE – Offers in the Region of £250,000 plus VAT

**24 Market Place, Barnard Castle, Co. Durham,
DL12 8NB**

**Grade II Listed Retail Premises with redundant former Print Store for
development (STP)**

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SITUATION/LOCATION

The property fronts Horsemarket, the main shopping street in Barnard Castle amongst occupiers including Heron Foods, Fat Face, Grape Tree, Boyes, Card Factory and Costa amongst a diverse variety of independent 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

Grade II Listed period property comprising a three-storey retail/ office premises with vacant former print store to the rear.

The main three storey property is of traditional stone/ brick construction held under a pitched tile covered roof with flat section to rear. The ground floor incorporates glazed window frontage to Horsemarket comprising an open plan and versatile sales area held over split level with rear office and wc. There is a suspended ceiling with integrated LED lighting to the main sales area.

The first and second floor are accessed internally comprising a range of cellular office rooms with kitchen and wcs. There is attic storage.

The property is heated by way of a gas fired central heating system.

The former print store is located to the rear accessed via the ginnel. The print room is in semi-derelict condition and requires comprehensive refurbishment however may suit a variety of business uses and/ or re-development opportunities subject to obtaining the requisite planning / listed building/ local authority/ statutory consents.

**18 St Cuthberts Way, Darlington,
County Durham, DL1 1GB**
Telephone: 01325 466 945
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TENURE

Freehold

ACCOMMODATION

Ground Floor		
Sales	69.23sq.m.	745sq.ft.
Office	39.56sq.m.	426sq.ft.
First Floor	51.68sq.m.	556sq.ft.
Second Floor	47.55sq.m.	512sq.ft.
Attic	23.28sq.m.	251sq.ft.
Net Internal Area	231.3sq.m.	2,490sq.ft.

Former Print Store		
Gross Internal Area	108.23sq.m.	1,165sq.ft.

RATEABLE VALUE

Shop: £16,000
Print Store: £2,850

Interested parties are advised to direct further enquiries with respect to business rates to the Local Rating Authority.

VAT

VAT is applicable to the sale price

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

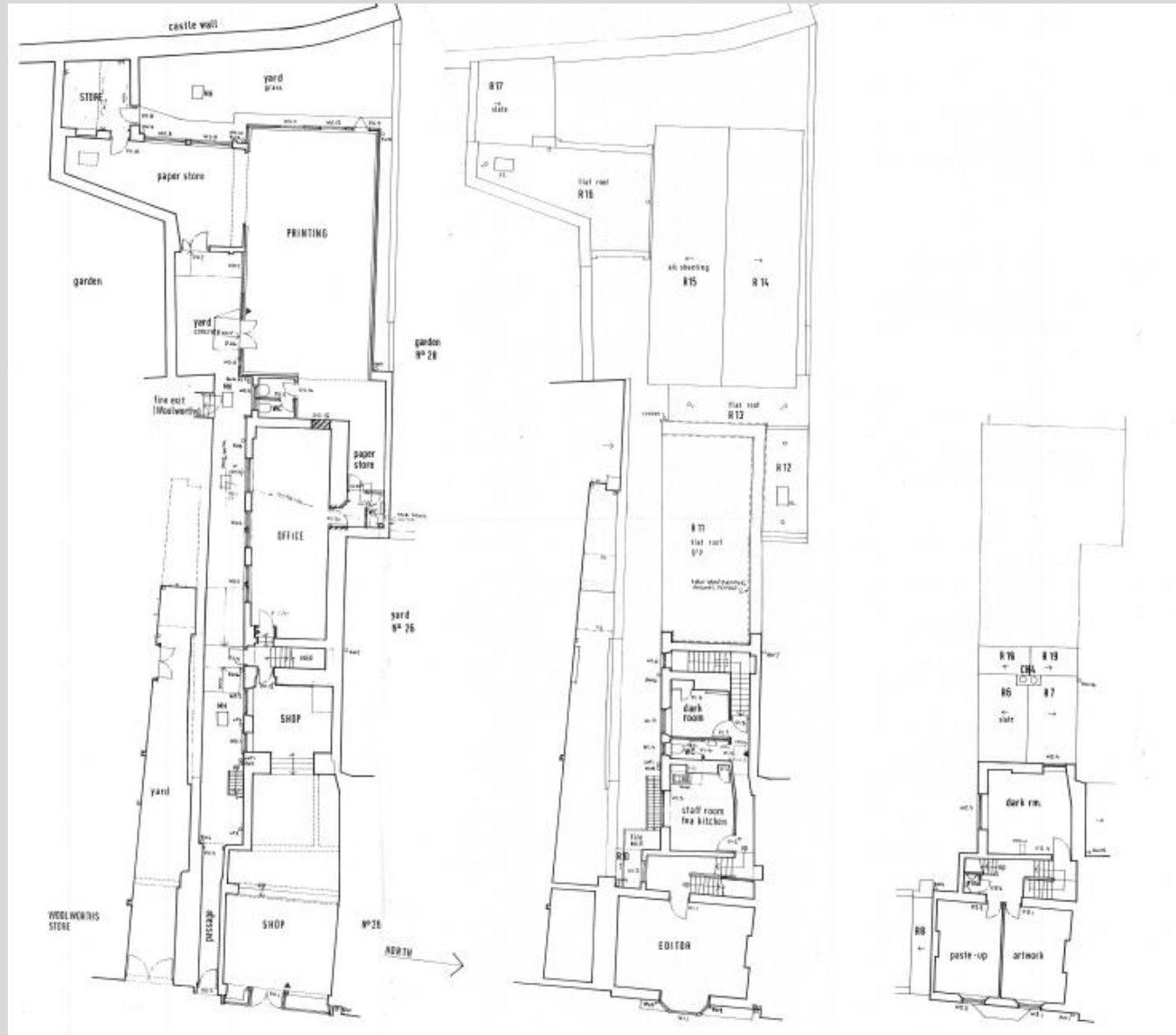
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FLOOR PLANS (for identification purposes only)



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