

For Sale

28 Market Place, Barnard Castle DL12 8NB



Location

Barnard Castle is a market town in Teesdale, Durham. It sits on the north bank of the River Tees opposite Startforth and 21 miles south-west of the county town of Durham. The town has a population of 5,495 and is a popular tourist destination.

The subject property occupies a prominent position on the main retailing pitch along Market Place opposite **Boots**, and in close vicinity to **Heron Foods** and **Superdrug**.

Description

The property was formerly utilised as a bank and extends over basement, ground, first and second floors. The building would suit a variety of uses (subject to planning).

Accommodation

Ground Floor	1,633 sq ft	152 sq m
First Floor	886 sq ft	82 sq m
Second Floor	581 sq ft	54 sq m
Basement	97 sq ft	9 sq m
Total	3,197 sq ft	297 sq m

Price / Tenure

£435,000. The property is held freehold.

Business Rates

The property is assessed for rates as follows:

Rateable Value: £26,250

Rate in £ (2019/20): 49.1p

Rates Payable: £12,889

Interested parties should make their own enquiries with the Local Authority to verify this information.

Planning

The property currently has the benefit of A2 (Financial Services) and A1 (Retail) but may be suitable for alternative uses subject to planning consent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The EPC certificate is available on request.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.

