

FOR SALE – Asking Price £425,000

“Café 16/18” 16 Market Place

Middleton in Teesdale, Barnard Castle, DL12 0QG

Bar/Bistro/Restaurant with substantial living accommodation and separate cottage : Full Planning Permission approved for Residential Conversion and Extension for 3 Cottages or 1 six-bedroomed House

CARVER

COMMERCIAL

CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The property is situated on a terrace in the heart of Middleton in Teesdale a busy Market Town in the picturesque North Pennines area of outstanding natural beauty. The Town provides a range of facilities including Primary School, Doctors Surgery, Pharmacy, Bank, Co-operative Food Store together with a range of independent retailers. Bowlees Visitor Centre and High Force tourist attractions are nearby.

The larger market town of Barnard Castle lies approximately 10 miles south east providing a wide range of shopping facilities together with the Bowes Museum and Barnard Castle Public School.

PREMISES

A mid terraced stone built two storey property ; (formerly 16,17 and18 Market Place) constructed early 19th Century and incorporating a two storey stone built extension constructed 2010 which includes a large single storey conservatory. A private enclosed walled courtyard to the rear has a separate stone-built outbuilding, shed and a stone-built two storey one-bedroom cottage.

Currently used as a Café/Bar/Restaurant with 3 letting rooms; this large flexible property offers many potential business uses; as well as a full planning permission for residential options too.

EXTERNAL

To the front of the property there is a flagged seating area for 30 covers which is a prime sun trap until sunset. This leads to the bar/bistro which has a double fronted façade and wood burning stove with 25 covers. The alleyway leads to the Conservatory Restaurant for an additional 35 covers with access to the large rear 50 seat courtyard/beer garden with outbuildings and cottage.

TENURE

Freehold

ACCOMMODATION

The accommodation briefly comprises:-

| | | |
|--|--------------------|---------------------|
| <u>Ground Floor</u> | | |
| Bar/Bistro | 39.16sq.m. | 421.4sq.ft. |
| Commercial Kitchen | 26.2sq.m. | 282sq.ft. |
| Inner Lobby with staircase | | |
| WC | | |
| Utility | 7.73sq.m. | 83.17sq.ft. |
| Male and Female Customer WCs | | |
| Bar Area | 10.95sq.m. | 117.8sq.ft. |
| Accounts Office | 10.5sq.m. | 113sq.ft. |
| Conservatory Restaurant/Function Room | 34.8sq.m. | 374.4sq.ft. |
| Cellar | | |
| <u>First Floor</u> | | |
| Bedroom One (B&B) (incl. en-suite wc/washbasin/shower) | 16.3sq.m. | 175.4sq.ft. |
| Bedroom Two (B&B) (incl. en-suite shower/wc/washbasin) | 14.7sq.m. | 58.2sq.ft. |
| | | |
| <u>Owners Accommodation:-</u> | | |
| Lounge | 21.4sq.m. | 230sq.ft. |
| Kitchen/Breakfast Room | 15.44sq.m. | 166.14sq.ft. |
| Bedroom | 19.64sq.m. | 211.3sq.ft. |
| Bathroom/w.c/shower/bath | | |
| Total Net Internal Area | 216.82sq.m. | 2232.8sq.ft. |

THE COTTAGE

Ground Floor
Living/Kitchen
First Floor Bedroom (en-suite shower/wc/washbasin)
14.82sq.m. (159.5sq.ft.)

Total Floor Area 29.64sq.m. (319sq.ft.)

PLANNING

Planning permission was granted in November 2018 to convert the main property to two separate cottages and to extend the separate rear cottage Planning Ref DM/18/00329/FPA Documents may be referred to on the Durham County Council planning portal.

THE BUSINESS

The business has a full licence as a bar/eatery until midnight and has been in our client's ownership since 2007. The successful business is run as a husband and wife team however due to personal family circumstances has predominantly operated as a bar only within the last 3 years on limited hours offering tremendous potential to re-establish the restaurant and B&B business if required.

Additional income is received from the cottage (£85 per night) and the Band B rooms (£75 per night each) Trading figures may be available for seriously interested purchasers only if required.

RATEABLE VALUE

To be confirmed

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

Restaurant and premises D-85
Separate rear cottage G-3

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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

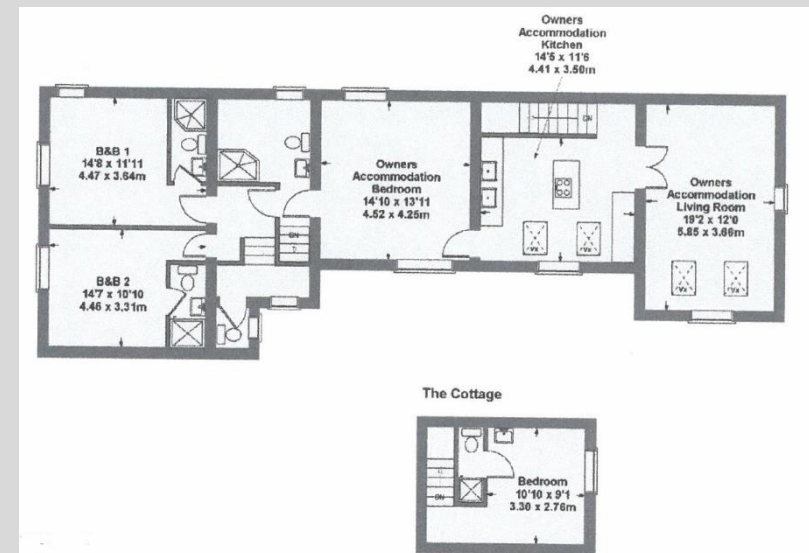
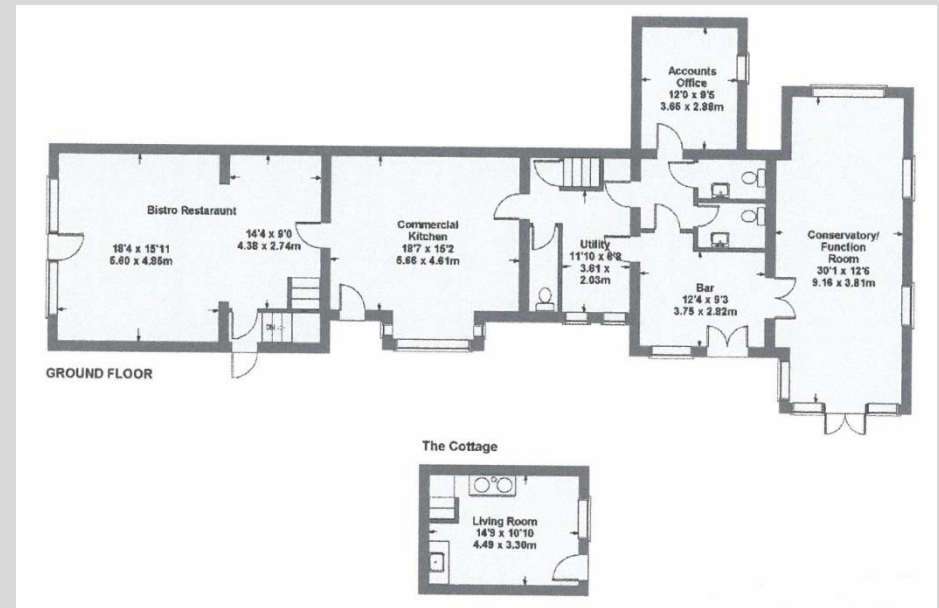
CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



***For Illustrative Purposes Only**

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

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

