



18a Horsemarket

Barnard Castle, DL12 8LZ

UPPER FLOOR PREMISES

1,215 sq ft
(112.88 sq m)

- Available as a whole
- Town Centre location on main retail parade
- Traditional newly refurbished office with original features
- Self-contained upper floor accommodation
- Many retailers and eateries within walking distance

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Summary

Available Size	1,215 sq ft
Rent	£8,000 per annum
Rates Payable	£4,644 per annum 100% rate relief for qualifying occupiers, under current Government legislation. Interested parties to satisfy themselves as to their own rates payable and eligibility for relief prior to entering into a contract.
Rateable Value	£10,750
VAT	The property is NOT elected for VAT.
Legal Fees	Each party to be responsible for their own legal and professional costs incurred in any transaction.
EPC Rating	C (52)

Description

18 Horsemarket is a three-storey stone built building with a very prominent retail unit at ground floor level with highly convenient office space on the upper floors. Free surface parking is available on the Market Place immediately adjacent and in Galgate close by.

Accommodation

Name	sq ft	sq m
1st - Floor Office Suite 1	289	26.85
1st - Floor Office Suite 2	313	29.08
2nd - Floor Office Suite 3	220	20.44
2nd - Floor Office Suite 4	227	21.09
2nd - Floor Office Suite 5	166	15.42
Total	1,215	112.88

Location

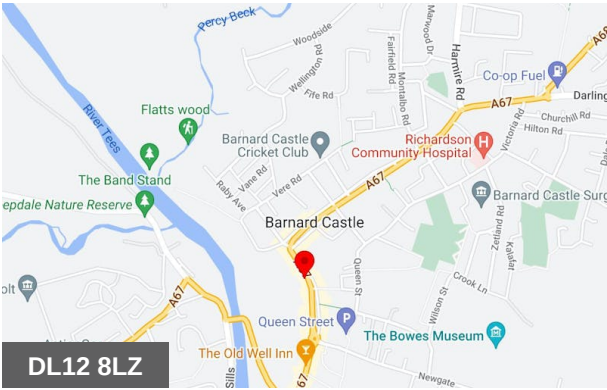
Barnard Castle is a popular market town situated in County Durham, approximately 22 miles south west of Durham, 23 miles west of Darlington and 31 miles north east of Northallerton. The retail unit occupies a prime location directly opposite a pedestrian crossing with nearby retailers such as Costa, Superdrug and a Co-op Foodstore.

Use

The premises were previously used for offices however alternative uses such as professional services and leisure uses will be considered. Interested parties are to satisfy themselves as to the availability of planning permission and necessary statutory consents for their proposed use, prior to entering into a contract.

Lease Terms

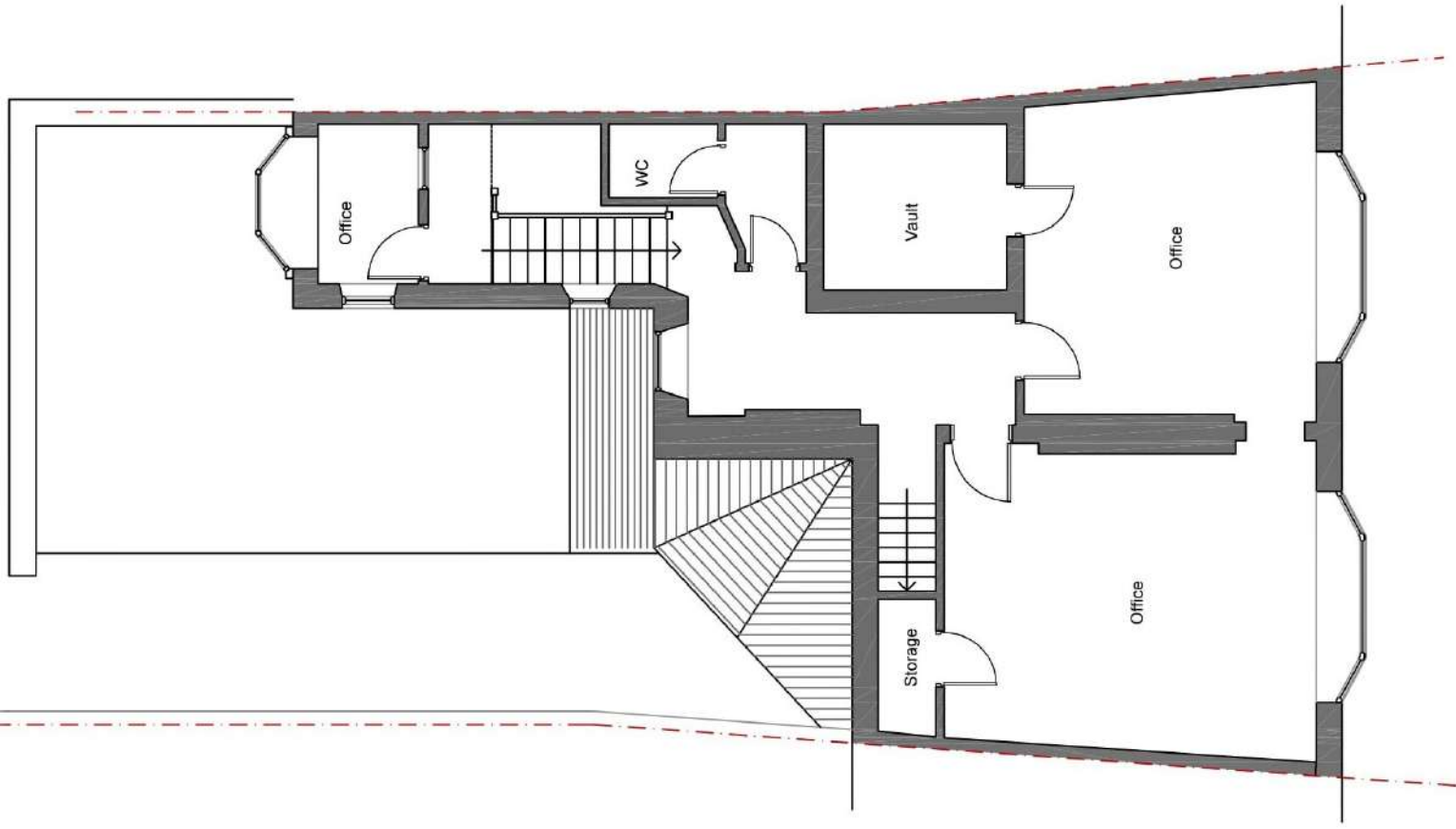
Available to rent as a whole, by way of a new effectively full repairing and insuring lease. Length of lease and other terms to be agreed.



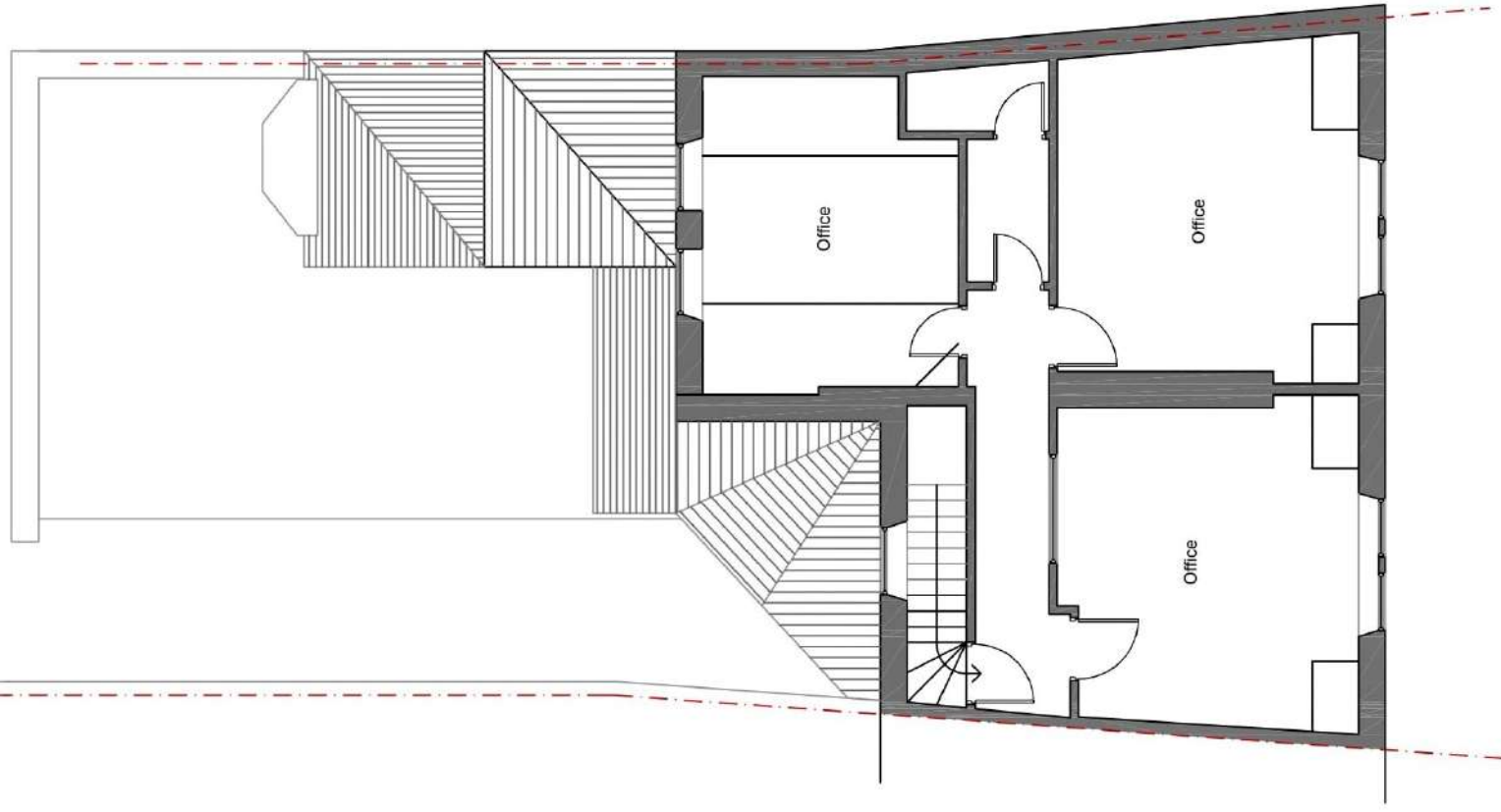
Viewing & Further Information



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First Floor Plan



Second Floor Plan