



**TO LET**

1 Market Place, Barnard Castle DL12 8NF

## LOCATION

Barnard Castle is located just north of the A66, approximately 16 miles West of Darlington and draws on an extensive, wealthy hinterland. The popular Market Town is situated in North Yorkshire with an affluent residential population.

The property occupies a prominent corner location on Market Place opposite the Butter Market. Nearby occupiers include Boyes Department Store, Newcastle Building Society Specsavers, Coop, Heron Foods, Holland & Barrett, Boots and Fat. Free surface parking is available on the Market Place immediately opposite and in Galgate close by.

## DESCRIPTION

The property comprises a two-storey stone built Grade II Listed property with ground floor former banking hall with ancillary rooms and stores, and a first-floor former residential apartment over first floor with independent rear access. The property has a large, gated carpark to the rear.

## ACCOMMODATION

Briefly, the property provides approximate net and gross internal areas:

### Ground Floor

NIA	347.0 m <sup>2</sup>	(3,735 sq ft)
GIA (including corridors)	397.0 m <sup>2</sup>	(4,273 sq ft)
Basement	25.0 m <sup>2</sup>	(269 sq ft)

### First Floor (8 rooms)

NIA	143.4 m <sup>2</sup>	(1,544 sq ft)
GIA (including corridors)	180.4 m <sup>2</sup>	(1,942 sq ft)

**Total NIA (ex. basement) 490.4 m<sup>2</sup> (5,279 sq ft)**

**Total GIA (ex. basement) 577.4 m<sup>2</sup> (6,215 sq ft)**



## LEASE DETAIL

The whole property is available by way of a new Full Repairing and Insuring lease for a minimum term of 5 years at a commencing rent of £55,000 per annum exclusive.

## RATING ASSESSMENT

Rateable Value 2023 - £25,000.

UBR 2024/2025 – 49.9p in the £. Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

## EPC

The Energy Performance Asset Rating is Band D(84). Further information upon request.

## VAT

VAT is deemed to be payable on the rent unless stated otherwise.

## VIEWING

Strictly by prior appointment through the sole agents Connect Property NE Ltd:

Andrew Wilkinson

Mob: 07904 622277

Email: [andrew@cpne.co.uk](mailto:andrew@cpne.co.uk)

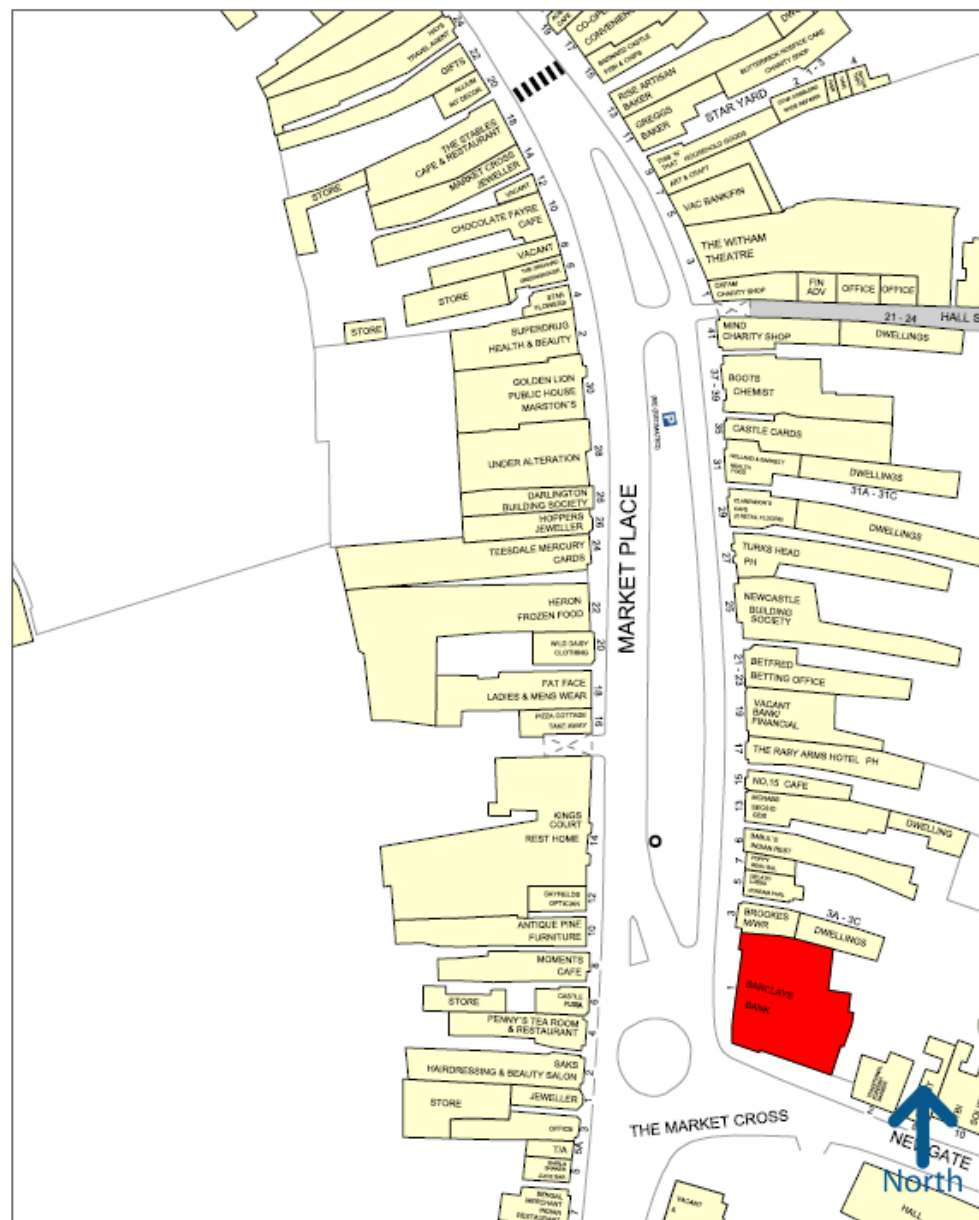




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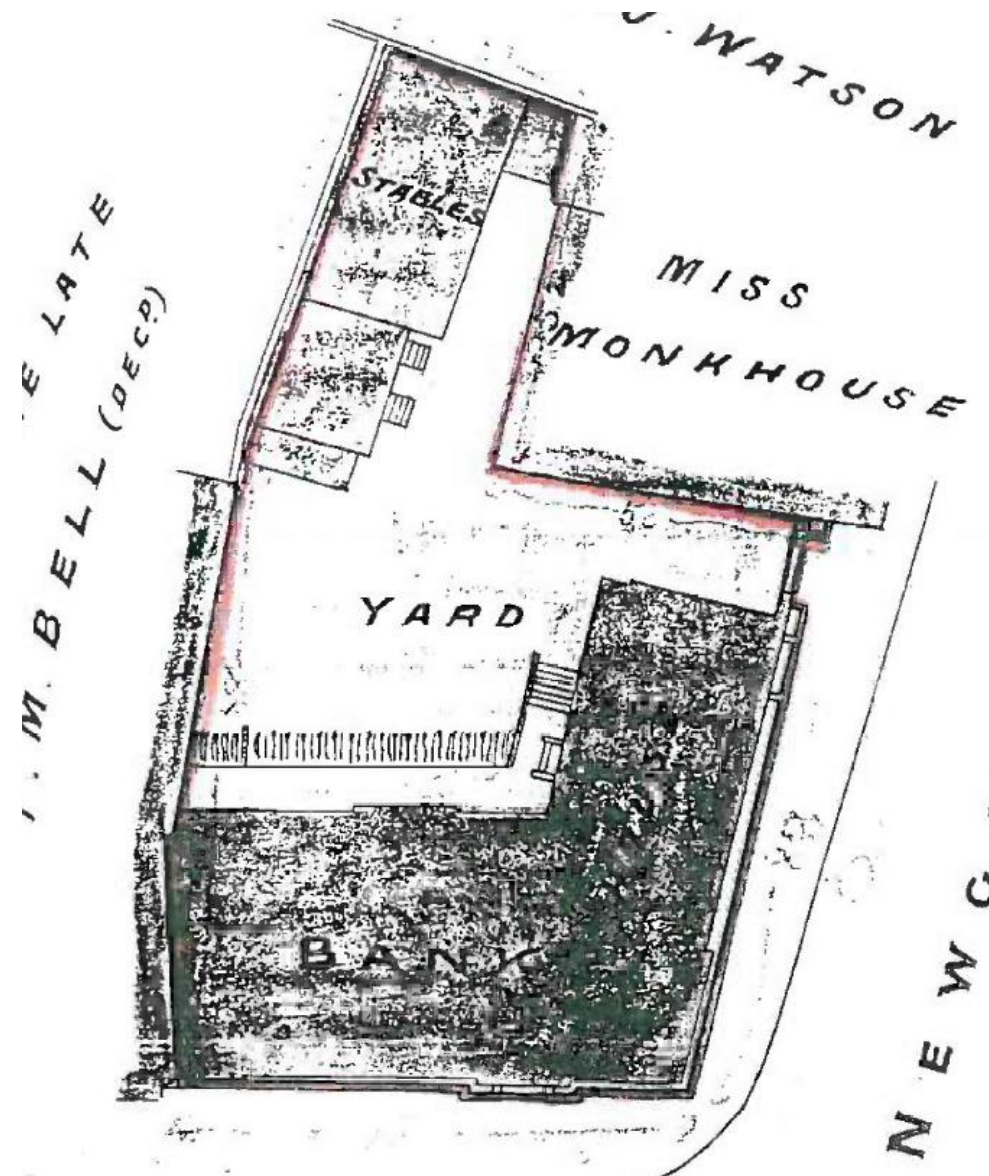
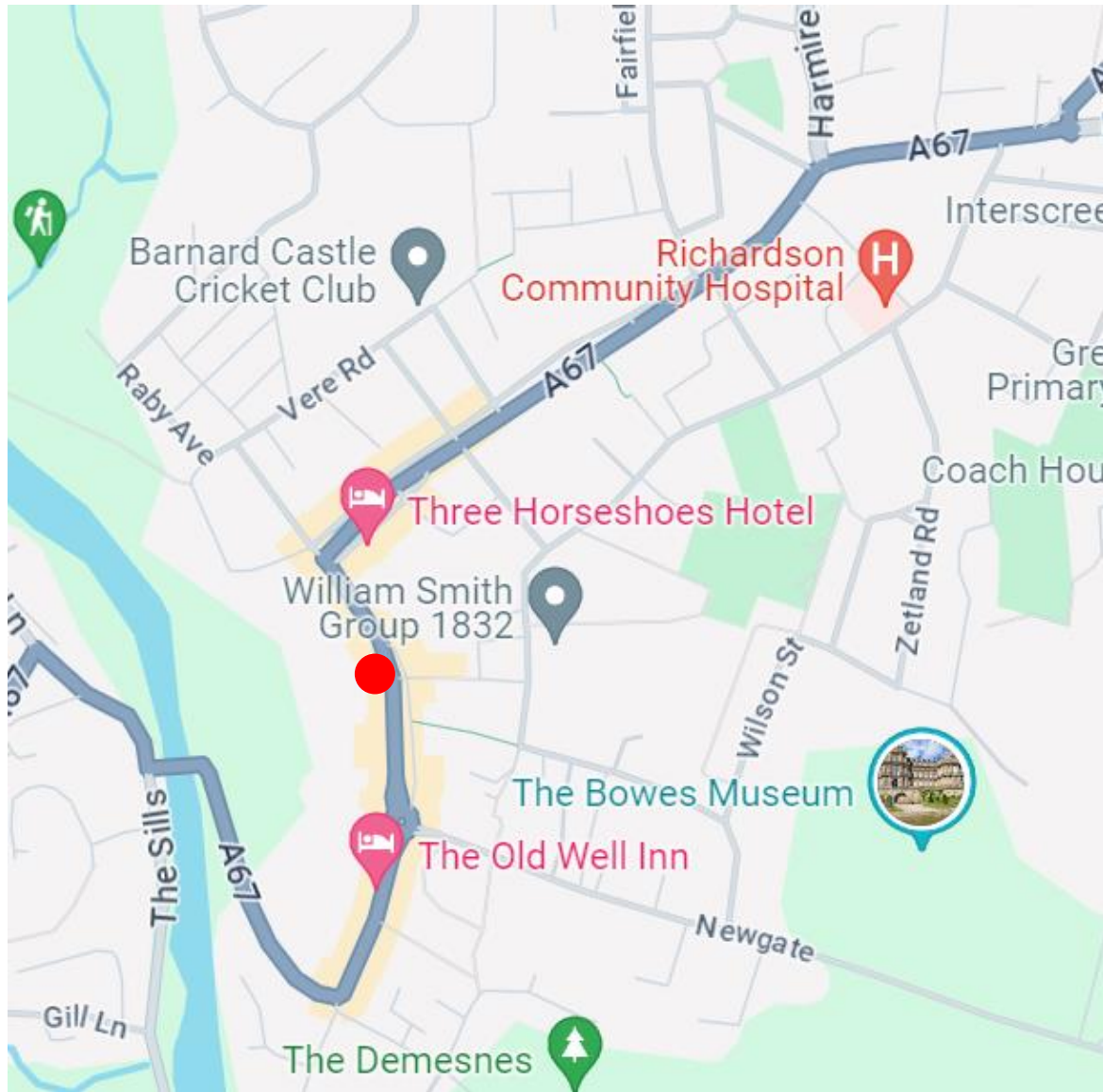


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