

# RETAIL UNIT TO LET

5-7 Horsemarket, Barnard Castle, DL12 8LY



- Popular Market Town
- Former Banking Hall with High Ceilings and Useable Basement
- Potential for Restaurant or Café use
- Prime Location, Close to Greggs and Coop
- 1,344 Sq Ft (124.9 Sq M)



**JOHN ARKWRIGHT & Co.**

Property Investment and Development Consultants



## Location

Barnard Castle is a popular market town situated in Co. Durham, approximately 21 miles Southwest of Durham, 23 miles West of Darlington and 31 miles North West of Northallerton.

The town has a population of approximately 22,000 persons within a 10-mile catchment. GSK are a major employer in the town.

Barnard Castle's shopping facilities are focused on Horsemarket and Market Place with occupiers including Boyes Department Store, Co-op, Costa Coffee, Fat Face, Specsavers, Newcastle Building Society, Barclays Bank and Greggs.

## Description

The premises comprise of a Grade II Listed property providing ground floor retail sales with rear staff and basement.

The property has the potential to open up the former dual height banking hall exposing original features and increasing natural light through the substantial picture windows.

## Accommodation

In accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition) we calculate the net internal area follows:

Accommodation	Sq ft	Sq M
Ground Floor	852	79.2
Staff	160	14.9
Basement	332	30.8
<b>Total</b>	<b>1,344</b>	<b>124.9</b>

## VAT

Any references to price, premium or rent are deemed to be exclusive of Value Added Tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

## Legal Costs

Both parties to be responsible for their own legal costs incurred in any transaction.

## Business Rates

With effect from 1 April 2023 the property is assessed for rating purposes as follows: - Rateable Value - £18,250

Interested parties should verify the accuracy of this information and the rates payable with the Local Rating Authority.

## Terms

The property is available by way of a new Full Repairing and Insuring lease at an initial commencing rent of £18,000 per annum exclusive.

## EPC Rating.

Available upon request

## Viewing and Further Information

Viewing strictly by appointment with joint agents:

### John Bannerman

John Arkwright & Co  
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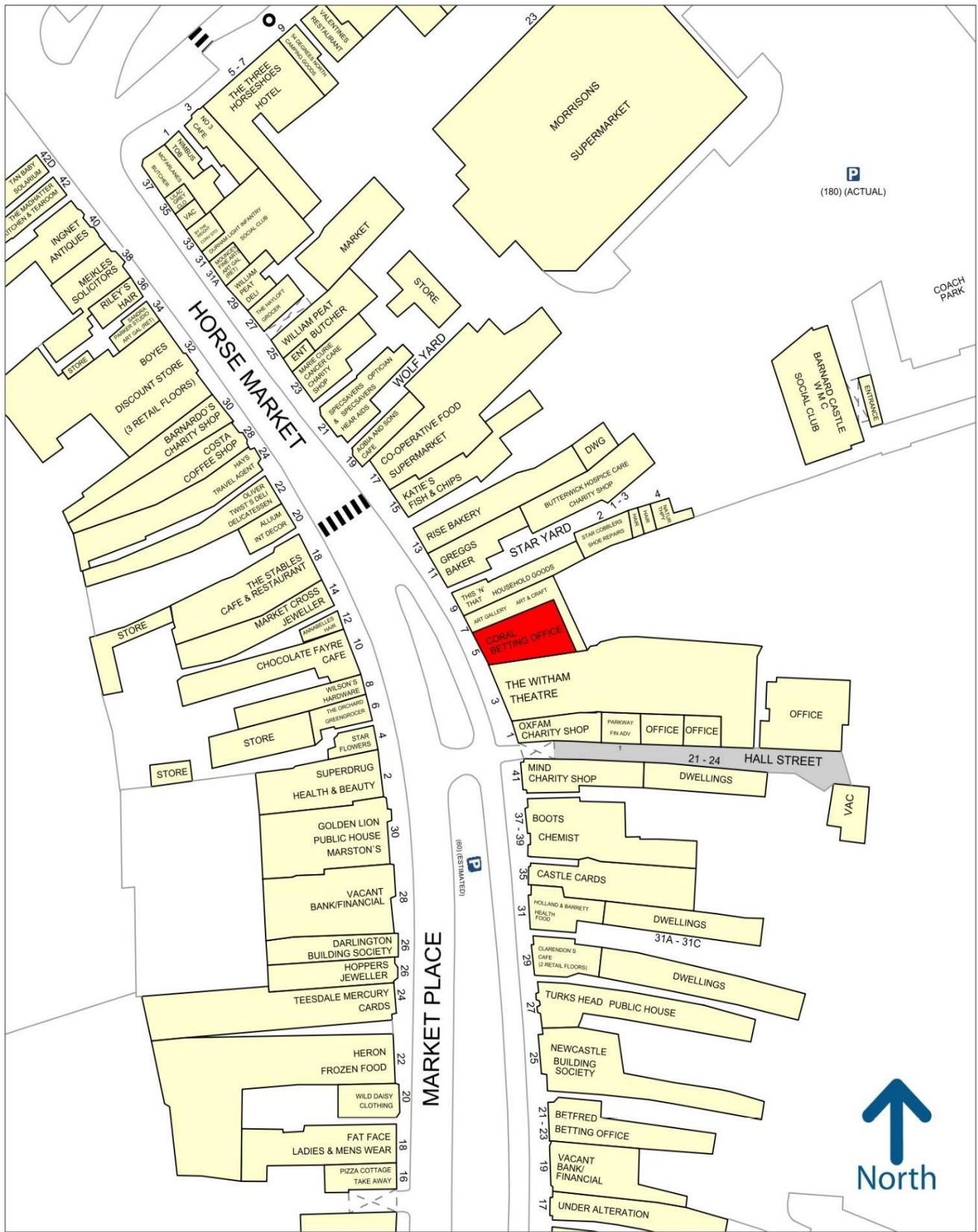


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Experian Goad Plan Created: 07/02/2022  
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