

TO LET – £675 per calendar month
34 Horsemarket, Barnard Castle,
DL12 8NA

Ground Floor Shop Premises – 347sq.ft.

CARVER

COMMERCIAL

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SITUATION/LOCATION

The property fronts Horsemarket, the main shopping street in Barnard Castle amongst occupiers including Boyes, Card Factory and Costa amongst a diverse variety of local businesses. Barnard Castle is an affluent market town on the north bank of the River Tees situated approximately 14 miles south of Bishop Auckland, 16 miles west of Darlington and 24 miles south of Durham. Barnard Castle benefits from swift transport links across the region via the A688, A66 and A(1M).

DESCRIPTION

Ground floor shop premises incorporating attractive glazed window frontage.

The property comprises an open plan and versatile sales area with rear store and outhouse wc.

The property may suit a variety of business uses subject to any necessary statutory consents.

TENURE

Leasehold.

The property is available by way of a new lease drawn on standard full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

Sales	28.55sq.m.	307sq.ft.
Stores	3.71sq.m.	40sq.ft.
Net Internal Area	32.26sq.m.	347sq.ft.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

COSTS

The incoming tenant shall be responsible for the Landlord's reasonable legal fee (plus VAT) incurred within this transaction.

RATEABLE VALUE

£7,800. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

We are advised by our client that VAT is not applicable to the rent

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

C-53



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

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