



Market Place

Barnard Castle

GELATO TUTTI
Artisan Gelato - Coffee - Cake - Pizza - Panini



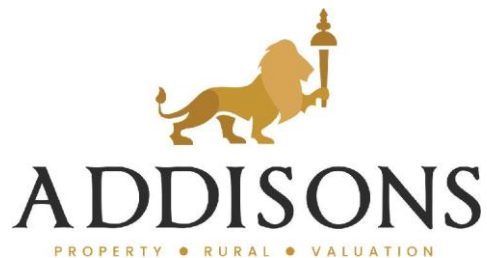
ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

A wonderful business opportunity to purchase not one but two spacious two bedroom apartments enviably located in the heart of Barnard Castle. The two Grade II Listed apartments are situated over a commercial premises within the Market Place of Barnard Castle which enjoys a selection of shopping amenities, eateries and yet only a short distance from the Bowes Museum, Castle and beautiful local countryside.

The accommodation of each apartment briefly comprises: - Entrance Hall, Living Room, Two Double Bedroom, Kitchen and Shower Room. Benefitting from their own independent heating system and being part double glazed.

The apartments are currently ran as two successful holiday lets by the current owners but could alternatively be purchased for the purposes of shorthold tenancies or as a private residence.



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094
info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



ACCOMMODATION

GROUND FLOOR

Access to the apartments is taken from the Market Place through a shared passage with which runs beneath the apartments.

5a & 5b Market Place's main entrance with double glazed front door opening into the communal entrance vestibule.

Entrance Vestibule

Stairs rising to the first floor, radiator and obscured glazed window to the side elevation.

FIRST FLOOR

Landing

Large shelved storage cupboard. Door accessing apartment 5a and stairs rising to the second floor.

Apartment 5a

Entrance Hall

Radiator and doors accessing all accommodation.

Living Room

Bay window looking out over the marketplace, fire surround with electric stove style fire and radiator.

Bedroom One

Double bedroom with bay window looking out over the marketplace and radiator.

Bedroom Two

Double bedroom with radiator and double glazed window to the rear elevation.

Kitchen

Fitted with a range of wall and floor units with worktops incorporating stainless steel sink unit with drainer, tiled splashbacks and radiator. Under counter fridge, dishwasher and slot-in cooker. Storage cupboard being shelved with washing machine and window to the rear elevation.

Shower Room

Shower cubicle with mains shower, cabinetted hand wash basin and low level wc. Window to the rear elevation and loft hatch.



SECOND FLOOR

Mid Landing

Large walk-in cupboard housing two separate gas fired central heating boilers, wall shelves and obscured glazed window to the rear elevation. Stairs Raising to main landing.

Landing

Door providing access to apartment 5b.

Apartment 5b

Hallway

Radiator, inset lighting and doors accessing all the accommodation.

Living Room

Bay window looking out over the Market Place, picture rail, fireplace with inset electric fire and radiator.

Kitchen

Fitted with a range of wall and floor units with worktops incorporating stainless steel sink unit with drainer, tiled splashbacks and radiator. Under counter fridge, dishwasher, washing machine and slot-in cooker. Storage cupboard being shelved with window to the rear elevation.

Bedroom One

Double bedroom with sash window, picture rail, radiator and loft hatch.

Bedroom Two

Double Bedroom with radiator and window to the rear elevation.

Shower Room

Shower cubicle with mains shower, low level wc, pedestal hand wash basin, radiator and window to the rear elevation.

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors
T: 01833 638094 opt 1

TENURE

Leasehold, 99 year lease from 1st October 1993. We are advised that the landlord is willing to extend the term of this lease. We are not aware of any ground rent or maintenance fees payable for the apartments. The property is Grade II listed and located in a conservation area within the town.

PROPERTY INFORMATION

Title Number: DU188340

Tenure: Leasehold

Lease Start Date: 30 Sep 1993

Lease End Date: 01 Oct 2092

Lease Term: 99 years from 1 October 1993

Term Remaining: 67 years

Local Authority: Durham

Flood Risk Very low

Conservation Area: Barnard Castle

Parking: No Parking (Street)

Broadband: Basic: 15 Mbps, Superfast: 65 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Electricity, Mains Gas, Mains Water and Mains Drainage

Heating: Gas Fired Central Heating

Survey

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

Covenants and Easements

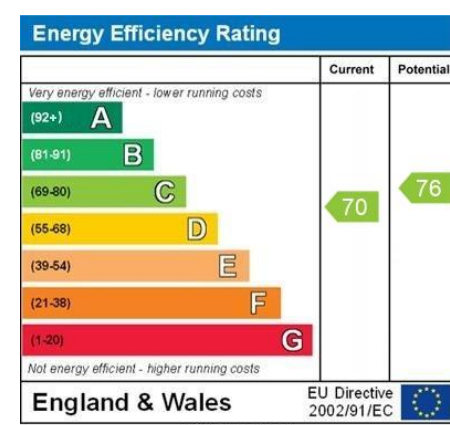
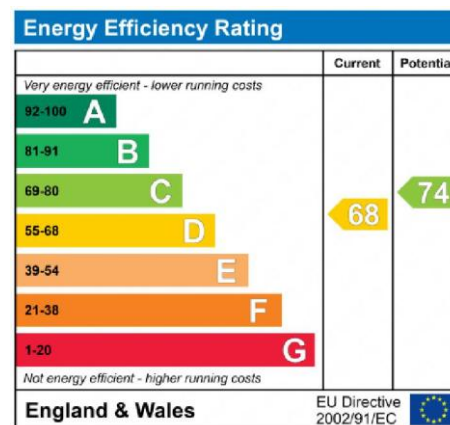
The property is subject to easements which will need to be verified by the sellers solicitor.

PRICE

£285,000

BROCHURE

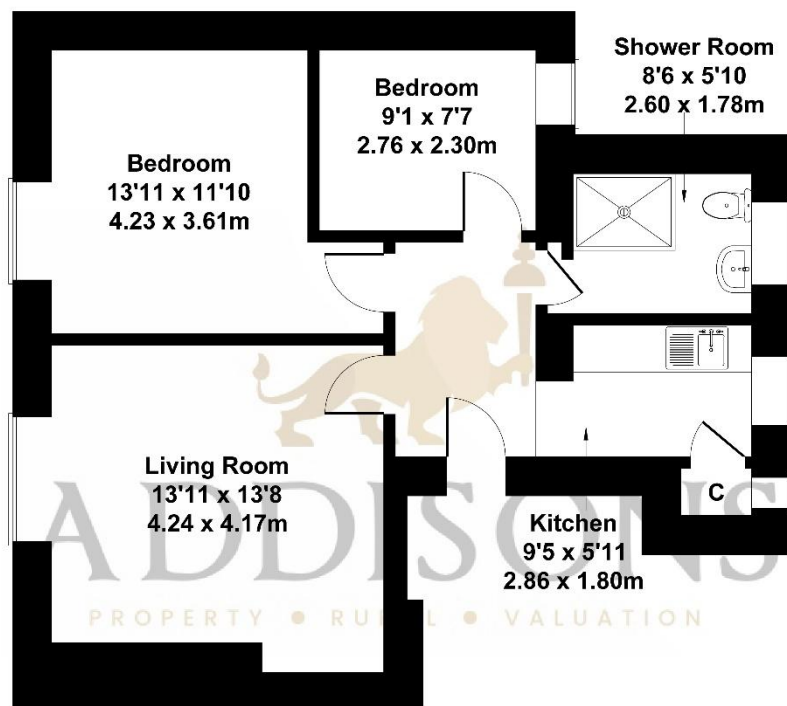
Details and photographs taken January 2025





Floor Plan

5A Market Place, Barnard Castle

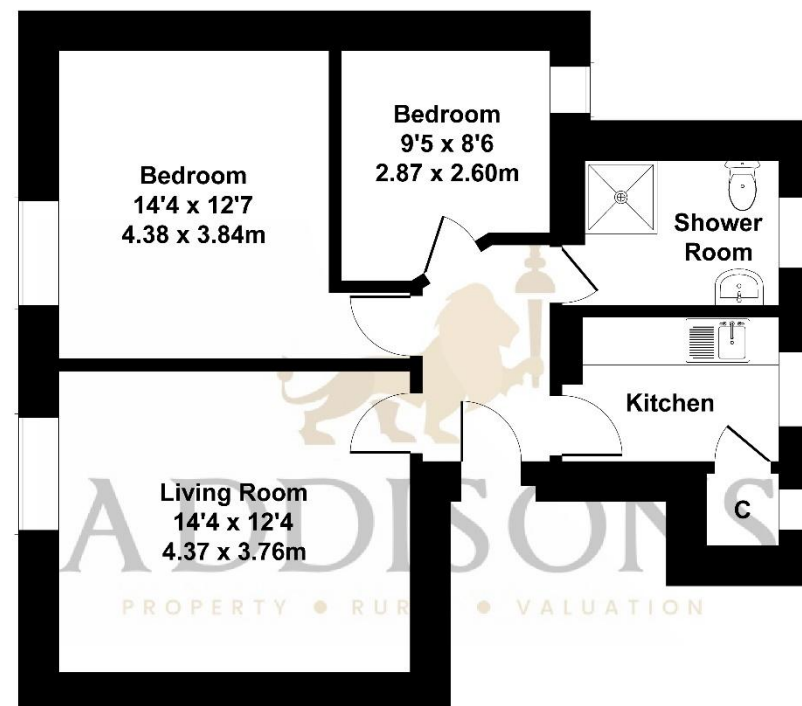


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

5B Market Place, Barnard Castle



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK