



40a, Horsemarket
Barnard Castle

ABOUT THE PROPERTY

A fantastic opportunity to lease a first-floor commercial premises situated in a prominent position on Horsemarket in Barnard Castle Town Centre.

Barnard Castle is a bustling market town which enjoys a good tourist trade and has a mixture of well-known high street retailers and independent shops.



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ACCOMMODATION

Ground Floor

Access is taken from Horsemarket via a private entrance door leading to the premises.

Entrance Vestibule

Staircase rising to the first floor, electric meter cupboard, electric heater and window to the front elevation.

First Floor

Shower Room

Walk in shower cubicle, WC, vanity sink unit, towel radiator and window to the rear.

Open Plan Office/Work Area

With two sash windows overlooking the front elevation, shelving to alcoves, two radiators, understairs storage cupboard, door leading to the Store Room and opening into the Kitchen.

Kitchen

Fitted with wall and floor units with contrasting work surfaces, electric hob & oven, freestanding fridge freezer, radiator and window to the rear.

Office

With dual aspect windows, feature fireplace, shelved storage cupboard, storage cupboard with hanging rail and shelving, and radiator.

Second Floor

Store Room

With windows to triple aspect and two radiators.

Services

Gas central Heating (gas supply is shared with number 40), mains electricity, water and drainage.

Lease

The property is available to rent at an initial rent of £6,000 annum.

There will be a shared responsibility between the landlord and tenant regarding repairs, details of which are available at the agents office.

The landlord's solicitor will be responsible for the preparation and execution of a standard lease agreement.

Availability

The property is ready for immediate occupation.

Business Rates

The building has not been assessed for Business Rates.

Viewing

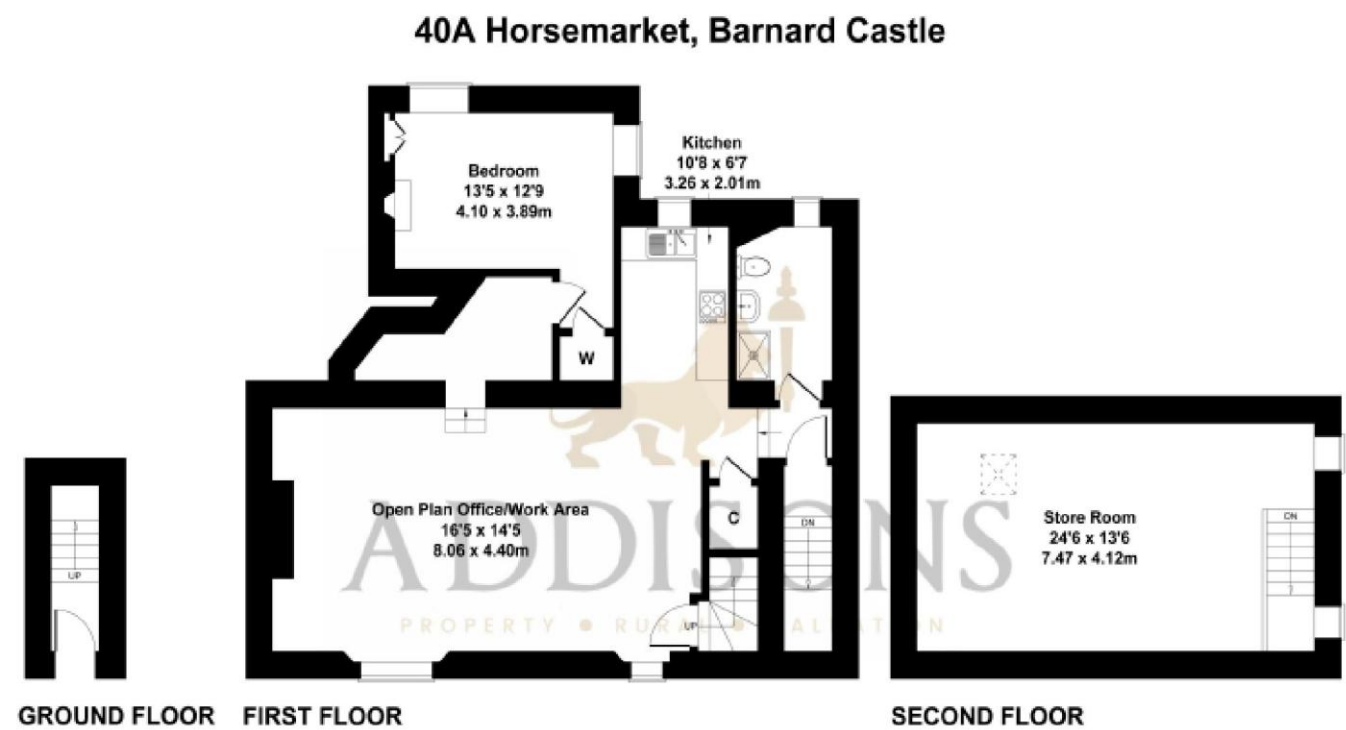
Strictly via appointment through the selling agents.

Brochure

Photographs and details October 2025.



Floor Plan



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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	58 D
39-54	E		
21-38	F		
1-20	G		



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