



ADDISONS

PROPERTY • RURAL • VALUATION



38 Horsemarket

Barnard Castle

ABOUT THE PROPERTY

LOCATION

The property is situated in Barnard Castle town centre. The area is occupied by a diverse range of independent occupiers including shops, pubs, cafés, restaurants, and professional services in addition to prominent national brands including Fat Face, Heron Foods, Costa, Greggs and Card Factory. Public car parking is available in the marketplace (on non-market days) with other public car parking nearby.

The town benefits from good transport links across the region via the A66, A688, A67 and A1M.

DESCRIPTION

The property comprises an attractive, mid-terrace, two storey office building with cellar and attic storage and extends to approximately 218.7m² (2,353ft²).

The main walls are built with solid dressed stone in a Tudor style and it is believed to date to around 1840. The front elevation comprises attractive doorways with mouldings, two storey central bay window, parapet wall and Tudor style central chimney.

On the ground floor there is an entrance hall to an open plan office area with kitchen, wc and stores beyond. Three good sized offices are located on the first floor. The property has the benefit of two entrance doorways to the frontage which may suit subdivision or possible change of use (subject to the necessary consents). The property previously operated as a solicitor's office.

The property is Grade II listed. The List Entry Number is 1292269.

The Property is situated in the "Barnard Castle" conservation area.

APPROXIMATE DISTANCES

Durham 25 miles (40km), Darlington 16 miles (26km), Bishop Auckland 15 miles (25km).

WHAT3WORDS:

///sobered.rare.stunt

SERVICES

All mains services are connected. The property is heated by a gas-fired central heating system.

LEASE

The property is available to rent under a new, full repairing and insuring lease at an initial rent of £22,000 per annum. The landlord's solicitor will draft the lease agreement.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Efficiency Rating is D84.

BUSINESS RATES

We have made informal online enquiries of the Valuation Office Agency. The subject Property is assessed for the purposes of the 2023 Rating List as follows:

Address: 38 Horsemarket, Barnard Castle, Co Durham

Description: Office And Premises

Rateable Value: £9,600

Rates Liability: £4,790

Interested parties should confirm the rates payable with the Local Rating Authority.

COSTS

The incoming tenant will be liable for cost.

VAT

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

VIEWINGS

By appointment through the agent.

LOCAL AUTHORITY

Durham County Council, County Hall, Aykley Heads, Durham DH1 5UL.

Telephone 0300 026 0000

NOTE

By virtue of Section 21 (s) of the Estate Agents Act 1979 we are required to inform the prospective buyers that an employee of Addisons Chartered Surveyors is the landlord of this property.

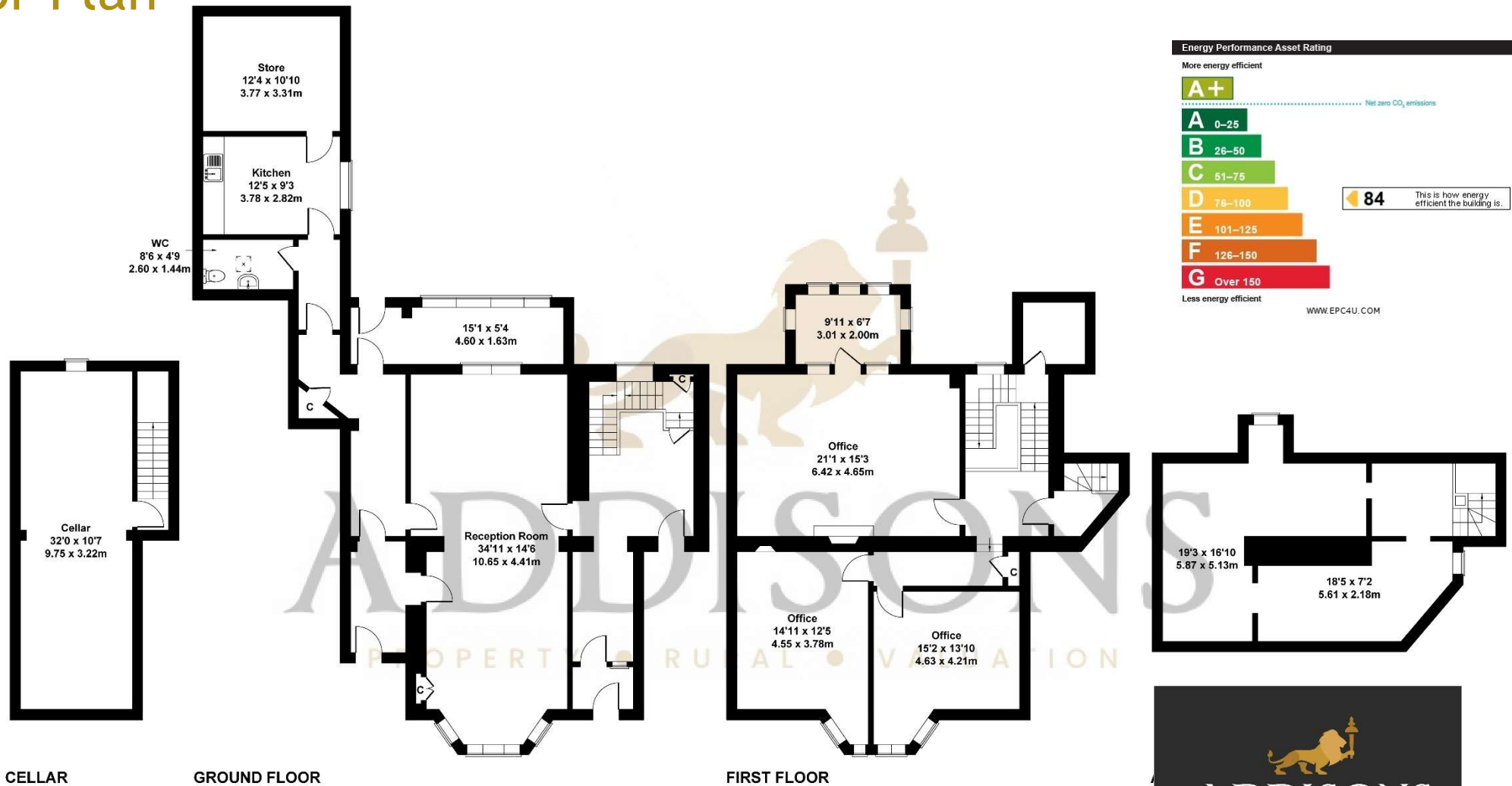
BROCHURE

Photographs taken November 2025.

Brochure prepared November 2025.

Floor Plan

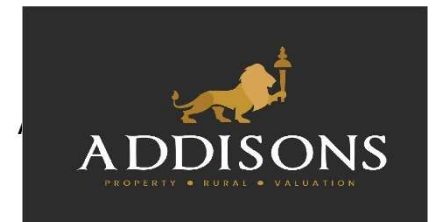
38 Horsemarket, Barnard Castle



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