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FOR SALE  
3 Bed Flat

2 GALGATE  
Barnard Castle, County Durham DL12 8BF

GSC GRAYS  
PROPERTY • ESTATES • LAND

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# 52/52A GALGATE

Barnard Castle, County Durham DL12 8BH

A superb opportunity to purchase a Grade II Listed shop with three bedroom apartment above, situated in a prominent Barnard Castle location.

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate.

Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.



**GSC GRAYS**

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### 52/52A Galgate

The property briefly comprises a shop with sales area, store room, cloakroom/wc and enclosed rear yard. The apartment comprises a living room, kitchen, three bedrooms and a house bathroom.

### 52A Galgate

The shop comprises approximately 380 sq ft (36 m<sup>2</sup>) of sales area, store room, cloakroom/wc and an enclosed rear yard.

### 52 Galgate

The apartment benefits from a private entrance with staircase to half landing with corridor leading to bedroom and house bathroom. The first floor living room boasts a stunning picture window overlooking Galgate with kitchenette to the rear. There are two further bedrooms on the second floor. Accessed via the entrance hall there is a staircase to cellar.

### Note

52 Galgate is currently let on an Assured Shorthold Agreement. Please note a Section 21 notice has been served.

### Planning Permission

Planning permission could be applied for a change of use for the ground floor from commercial to residential use.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes 52 Galgate is banded A.

Business Rates: TBC

### Particulars

Particulars written in February 2024.

Photographs taken in February 2024.

### Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.



## 52/52a Galgate, Barnard Castle

Approximate Gross Internal Area  
1636 sq ft - 152 sq m



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. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>75</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

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