



CAFE 16-18 MARKET PLACE

Middleton In Teesdale, County Durham DL12 0QG



GSC GRAYS

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A rare opportunity to re-imagine this impressively large Village landmark: most recently very successful Cafe 1618 and historically the Blue Gentian Gift Shop. This handsome building sits in the Market Place in a prime position within the town's Conservation Area, offering a compelling canvas for sensitive redevelopment and a visionary reinterpretation.

To show the flexibility possible a now lapsed Planning Permission was previously granted for change of use and redevelopment into the three original separate dwellings -and also incorporating a two-storey extension to the cottage. This also presents clear potential to further rethink this scheme and form a single, substantial and unique home, shaped to an individual vision. Available with no onward chain.

- * Huge potential
- * Variety of uses (subject to planning)
- * Recently run as Cafe/Restaurant
- * B&B rooms
- * No onward chain
- * Alcohol license



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Situation & Amenities

Barnard Castle 11 miles, Bishop Auckland 21 miles, Darlington 25 miles. All distances are approximate. Middleton-in- Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Much of the village has been designated a conservation area so the houses and shops retain much of their original character. The village is situated on many of the North's famous walks, including the Pennine Way, the Teesdale Way and with the Coast to Coast Cycle Path not far away. Primary school for the village and surrounding area at Middleton-in- Teesdale, state secondary school with sixth form, public school and prep school at Barnard Castle. Middleton has a doctors surgery, Co-operative store, Barclays Bank, butchers and other shops.

The Property

The property offers extensive accommodation with many possible future uses, subject to necessary consent. Situated in the town centre there is a generous garden with small cottage (No.18) and outbuildings. Although it was most recently run as a successful Cafe/Bar/Restaurant, the property offers an opportunity for mixed business use or family living for someone with vision. The property does require a degree of updating and it is therefore priced accordingly.

Cafe 1618

The property is situated in Middleton in Teesdale, an extremely popular village with locals and visitors alike. It offers extensive accommodation and an incredibly flexible layout including café, kitchen, toilet facilities, study/office, bar, function room/restaurant, two letting rooms with en-suite shower rooms, two further bedrooms and bathroom.

Cottage

The character cottage is a separate dwelling ideal for holiday letting or annex, and is full of charm with exposed stonework, flagstone flooring and beams. There is an open plan living room/kitchen and a first floor bedroom with en-suite shower room.

Garden

With direct access to the market place, there is a large enclosed garden with outbuilding and ample external dining and access to the cottage.

Agents Note

Please note the alcohol license is still current and offers a comprehensive on and off sales license.

Wayleaves, Easements and Rights of Way

Café 1618 is sold subject to and with the benefit of all existing rights, including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Services

Mains electricity, water and drainage. Oil fired central heating.

Tenure

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

Conditions of Sale – Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Local Authority

Durham County Council Tel: 03000 26 00 00.

EPC

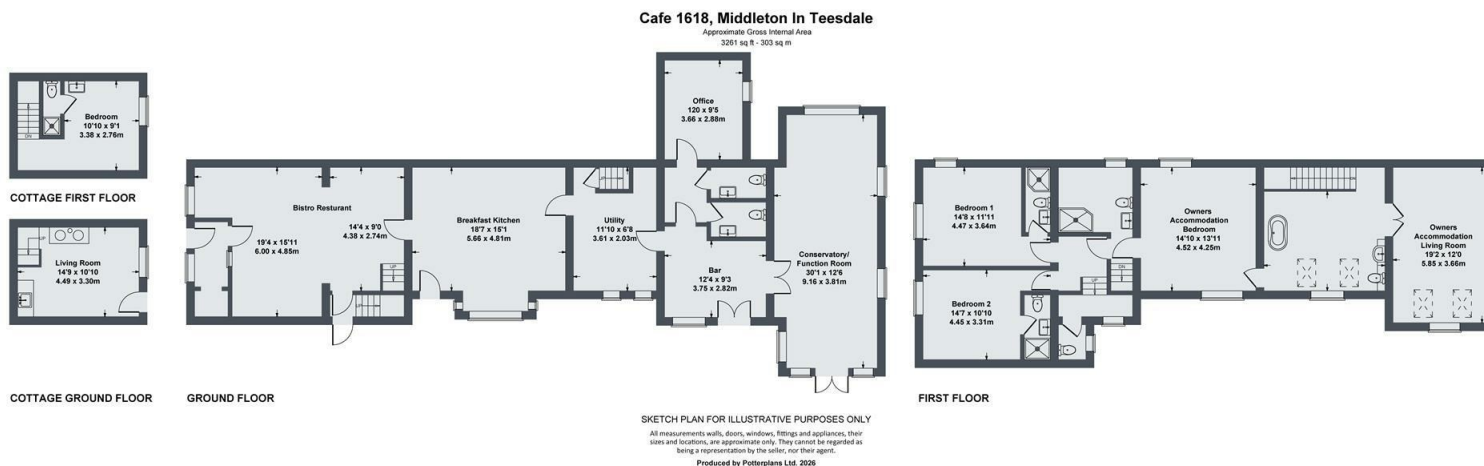
Commercial EPC rating D85. Residential EPC rating G3

Disclaimer

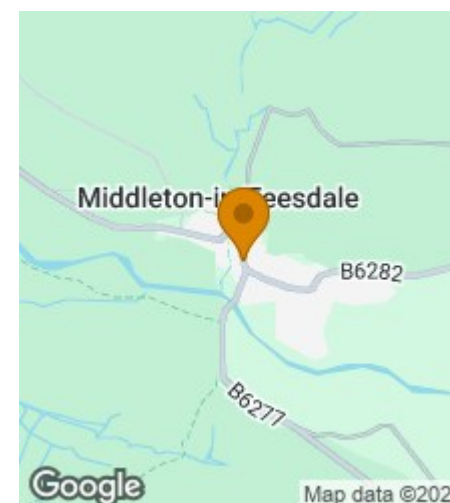
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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		3
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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