



18a Horsemarket

Barnard Castle, DL12 8LZ

1st & 2nd FLOOR OFFICES

166 to 1,215 sq ft

(15.42 to 112.88 sq m)

- Available per floor or as a whole
- Town Centre location on main retail parade
- Traditional newly refurbished office with original features
- Self-contained upper floor offices
- Many retailers and eateries within walking distance

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Summary

Available Size	166 to 1,215 sq ft
Rent	£3,120 - £10,200 per annum
Rates Payable	£2,844.30 per annum 100% rate relief for qualifying occupiers, under current Government legislation. Interested parties to satisfy themselves as to their own rates payable and eligibility for relief prior to entering into a contract.
Rateable Value	£5,700
VAT	The property is NOT elected for VAT.
Legal Fees	Each party to be responsible for their own legal and professional costs incurred in any transaction.
EPC Rating	E (118)

Description

18 Horsemarket is a three-storey stone built building with a very prominent retail unit at ground floor level with highly convenient office space on the upper floors. Free surface parking is available on the Market Place immediately adjacent and in Galgate close by.

Location

Barnard Castle is a popular market town situated in County Durham, approximately 22 miles south west of Durham, 23 miles west of Darlington and 31 miles north east of Northallerton. The retail unit occupies a prime location directly opposite a pedestrian crossing with nearby retailers such as Costa, Superdrug and a Co-op Foodstore.

Accommodation

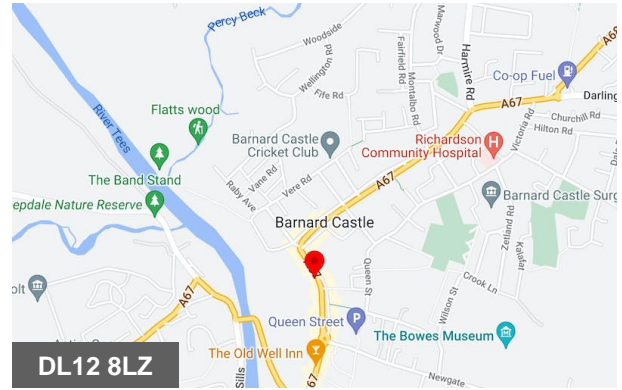
Name	Sq ft	Sq m	Availability
1st - Floor Office Suite 1	289	26.85	Available
1st - Floor Office Suite 2	313	29.08	Available
2nd - Floor Office Suite 3	220	20.44	Available
2nd - Floor Office Suite 4	227	21.09	Available
2nd - Floor Office Suite 5	166	15.42	Available
Total	1,215	112.88	

Use

Previously used for office. Alternative uses such as professional services and leisure uses will be considered. Interested parties are to satisfy themselves as to the availability of planning permission and necessary statutory consents for their proposed use, prior to entering into a contract.

Lease Terms

Available to rent on a per room or per floor basis or as a whole, by way of a new effectively full repairing and insuring lease. Length of lease and other terms to be agreed.



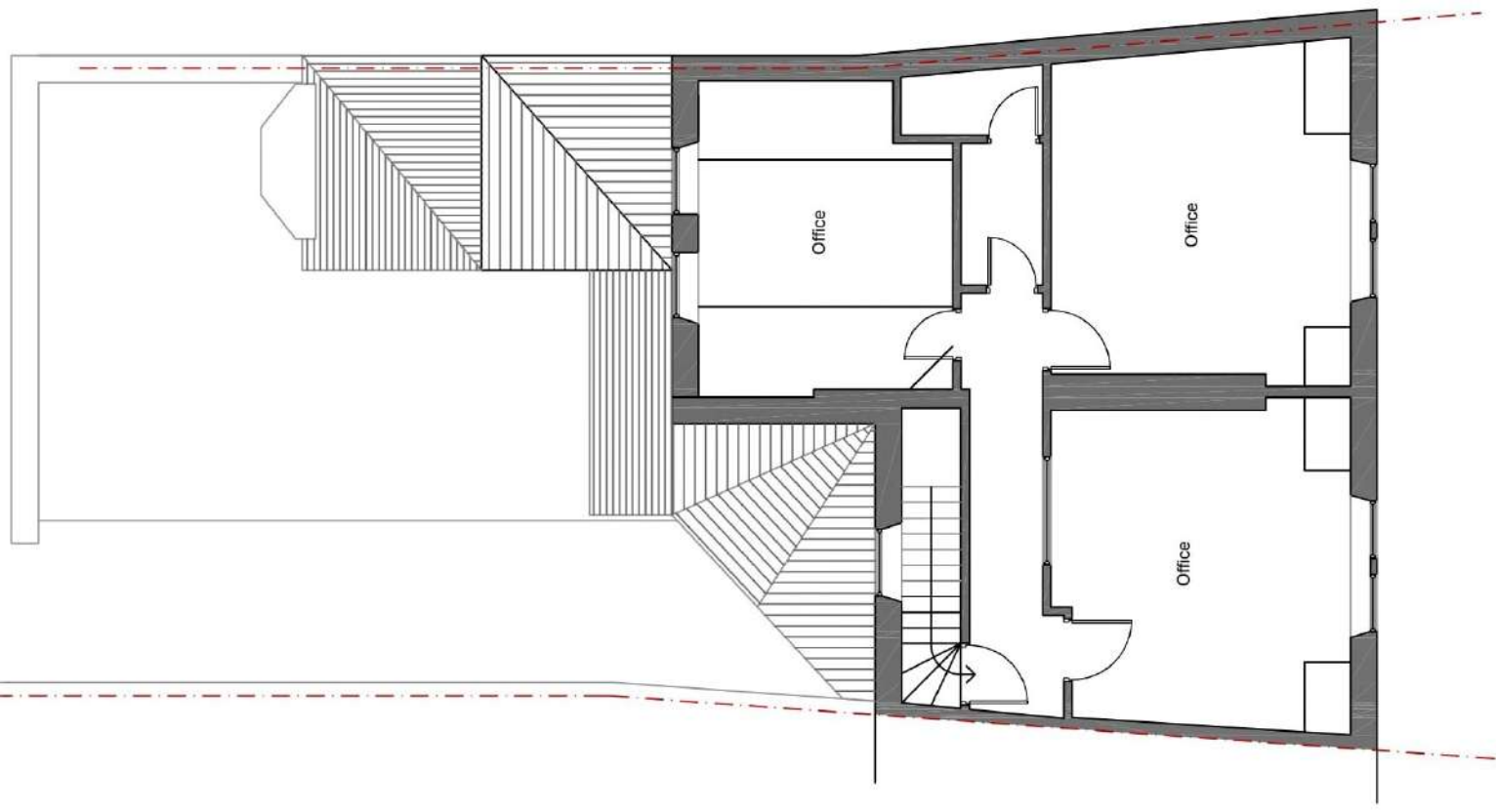
Viewing & Further Information



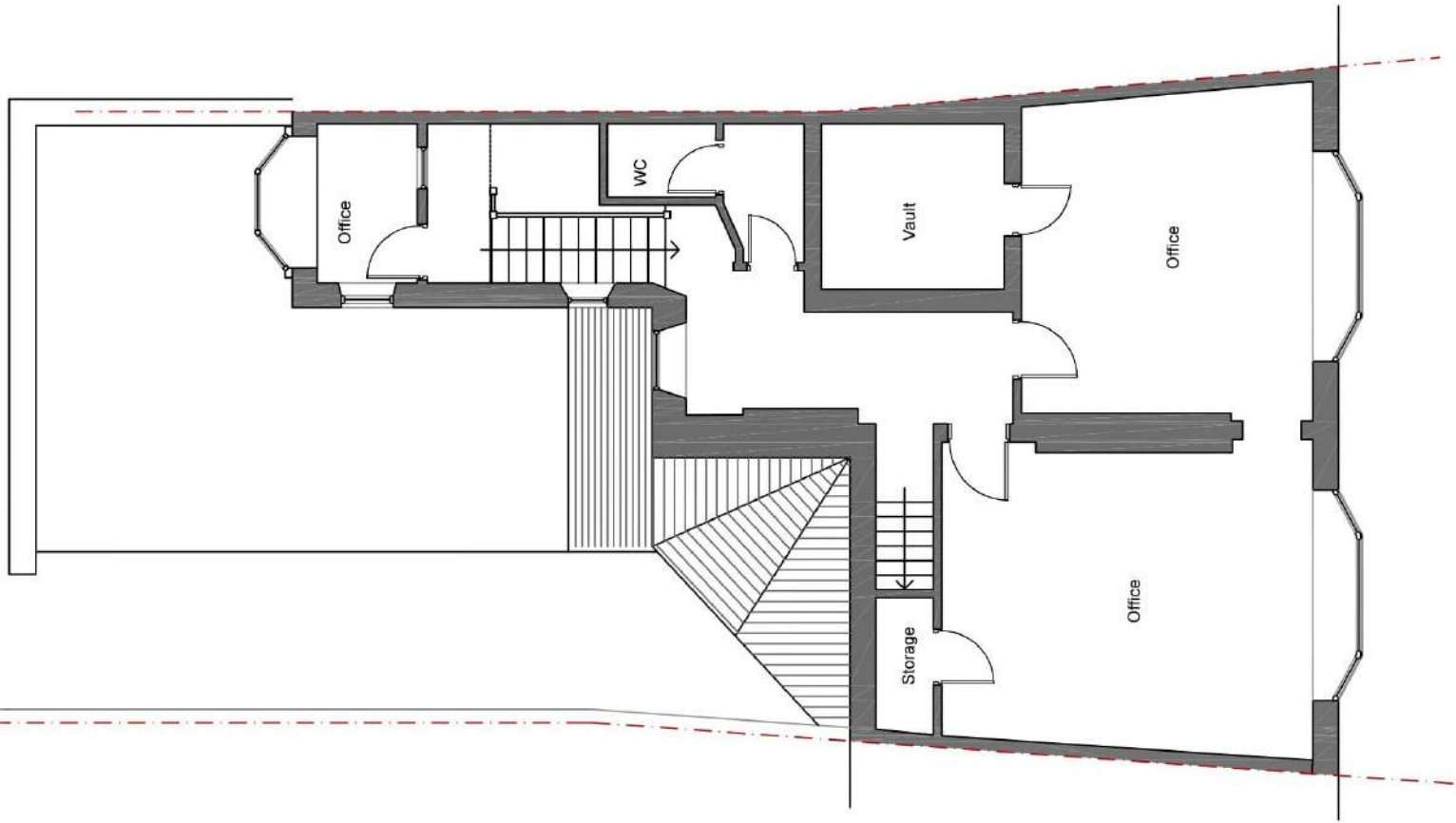
Pete Bradbury

0113 245 1447

petebradbury@cartertowler.co.uk



Second Floor Plan



First Floor Plan