



SITUATION

Located in the heart of this historic market town amongst such multiple retailers as **Heron Foods, Fatface, Newcastle Building Society, Boots, Greggs, Savers, Co-Op** and **Oxfam** as well as a host of independent traders.

Barnard Castle is named after and built around a medieval castle ruin and is located approx. 25 miles south-west of Durham and 30 miles west of Middlesbrough. The town is located on the A67 which provides access to the A1(M) via the A66.

PROPERTY

An attractive mid-terrace Grade II Listed building comprising a **Ground Floor Shop and Basement** with separate side access via a front walkway to **11 Office Suites** at rear ground, first and second floor levels which benefit from a communal kitchen and WCs as well as gas central heating.

In addition, the property includes a **Rear Car Park** which can be accessed from Newgate and Queen Street via a public car park.

[Refer to the Auctioneers for the video tour of the offices.](#)

VAT is applicable to this Lot

FREEHOLD

PLANNING

- Planning Permission was granted on 3rd May 2013 (now lapsed) by Durham County Council for 'Conversion of offices to 3 apartments'. Ref: 6/2012/0360/DM.

The Planning would have created 1 × 1 bed flat a 2 × 2 bed flats.

Refer to the Auctioneers for the Planning Documents.

- Listed Building Consent was granted on 3rd May 2013 (now lapsed) by Durham County Council for 'Conversion of offices to 1 No. dwelling and 2 No. apartments'. Ref: 6/2012/0359/DM/LB.

Refer to the Auctioneers for the Listed Building Consent Documents.

Note: There is a 6 week completion.

**£17,750 p.a. Plus
11 Vacant Offices**

Joint Auctioneers

GCS Grays

Tel: 01833 694 939 Ref: Tim Leonard

Email: tpl@gscgrays.co.uk

Vendor's Solicitors

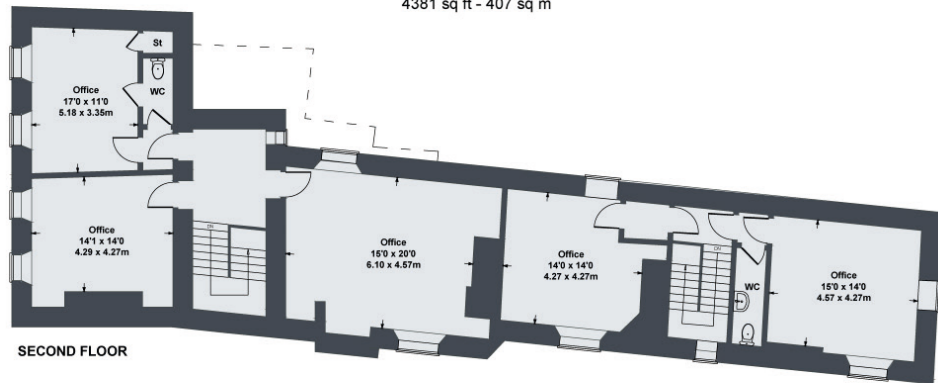
Lawrence Stephens

Tel: 020 7563 1552 Ref: David Freedman

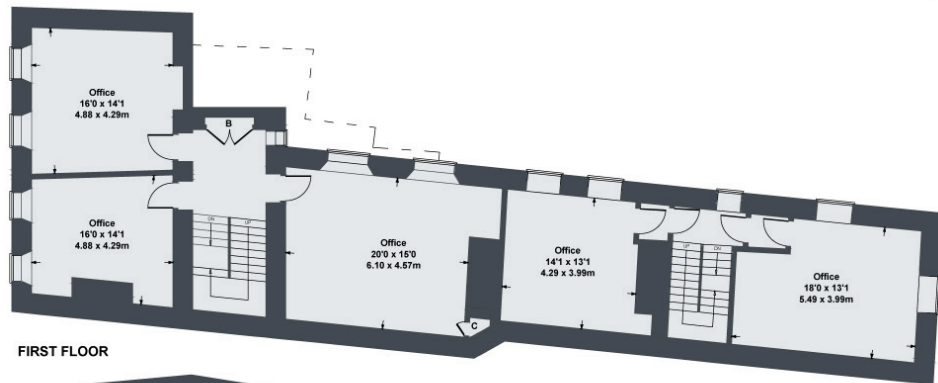
Email: dfreedman@lawstep.co.uk

Castle Chambers

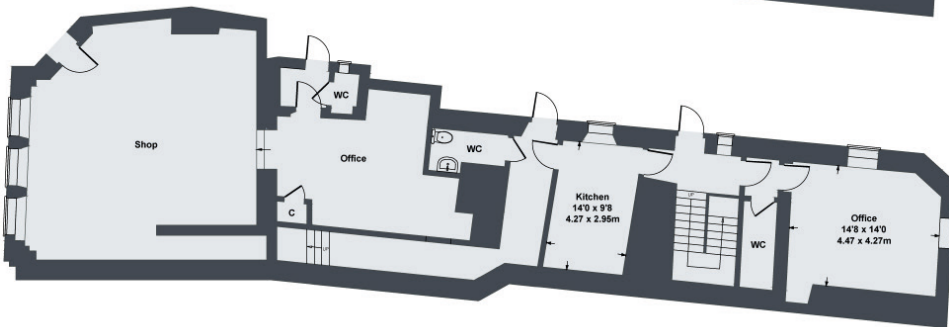
Approximate Gross Internal Area
4381 sq ft - 407 sq m



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY AND NOT TO SCALE

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.

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop & Basement	Ground Floor Shop Area Approx. 700 sq ft ¹ WC Basement Not inspected	Done Brothers (Cash Betting) Limited (Having over 1,350 Betfred branches) (T/O for Y/E 01/10/23 £432.2m, Pre-Tax Loss £36.1m and Shareholders' Funds £42.3m)	10 years from 12th January 2018 (in occupation for at least 20 years)	£17,750	FRI by way of service charge. The Tenant did not operate their 2023 Break Clause.
11 Office Suites (Part Ground, First & Second Floors)	Rear Ground Floor 1 Office + Kitchen & 2 WCs First Floor 5 Office Suites Second Floor 5 Office Suites & 2 WCs See Floor Plan for dimensions.			VACANT	Note 1: Suite No. 4 was previously let at £1,818 p.a. Note 2: There is potential to convert the 11 Office Suites into Residential Use, subject to obtaining the necessary consents – see 'PLANNING' section.

¹Not inspected by Barnett Ross. Area taken from VOA.

**Total: £17,750 plus
11 Vacant Offices**



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