



For Sale/To Let

Retail Premises

31 Galgate
Barnard Castle
County Durham
DL12 8EJ

- Substantial and rarely available freehold
- Affluent market town
- Ground Floor showroom **4579 ft² (425.39 m²)**
- First floor offices/stores **766 ft² (71.16 m²)**
- Access/frontage via Morrisons car park at rear
- On street parking nearby

Head Office
51 Frederick Street
Sunderland SR1 1NF
Regulated by RICS

Location

Barnard Castle is an affluent market town located in south County Durham lying approximately 25 miles south west of Durham on the northern bank of the river Tees. The property is situated on Galgate, the main roads into the town (A67).

Description

The substantial property has been occupied as a Hardware/DIY store for many years and unusually extends from Galgate through to Morrisons car park at the rear from which it has an active retail frontage with separate access. The premises provide spacious retail space on the ground floor together with storage and office accommodation at first floor level also having a small cellar.

Accommodation

The property briefly comprises as follows:-

Accommodation	ft2	m2
Ground Floor		
Sales Area	650	60.39
Rear Sales	3599	334.35
Store	330	30.66
First Floor		
Offices/Stores	766	71.16
Cellar – not measured		
TOTAL	6345	589.45

Tenure

We are advised the property is Freehold.

Asking Price

Offers in the region of **£375,000 (three hundred and seventy five thousand pounds)**.

Leasehold

Alternatively a new Lease is available at a commencing annual rental of **£30,000** on terms to be agreed.

VAT

We are advised the property is not elected for VAT.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Strictly by prior appointment.

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

Rateable Value (RV)

The Valuation Office has confirmed the current Rateable Value is **£26,500**. The Uniform Business Rate for the Rates Year 2026/2027 is 38.2p. If necessary, a written request should be made to the Local Authority for confirmation.

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

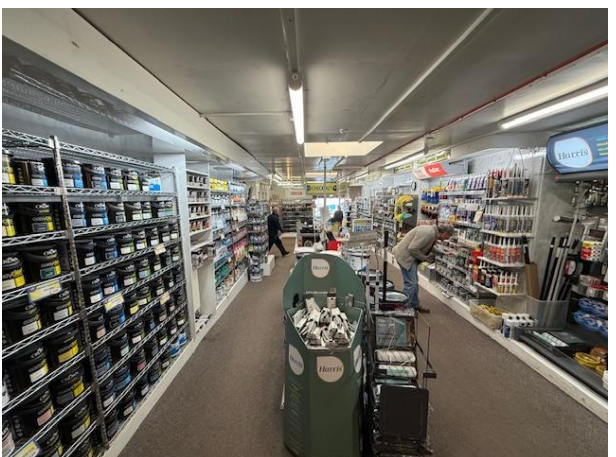
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref DC1155 **EPC** Awaiting information

Agents Note

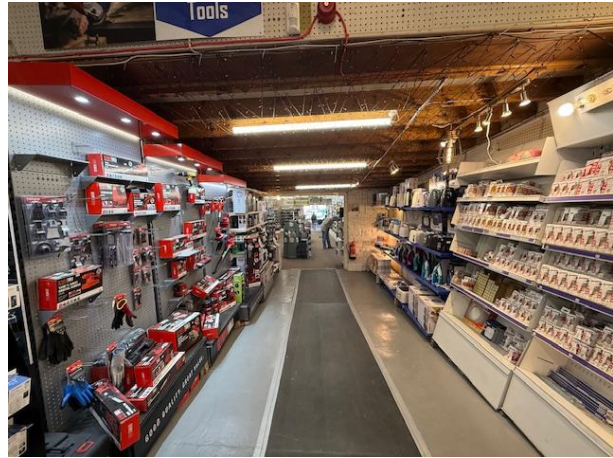
Our clients may give consideration to a sale of the business as a going concern to include staff, stock and fixtures and fittings by separate negotiation.

Further details on request.



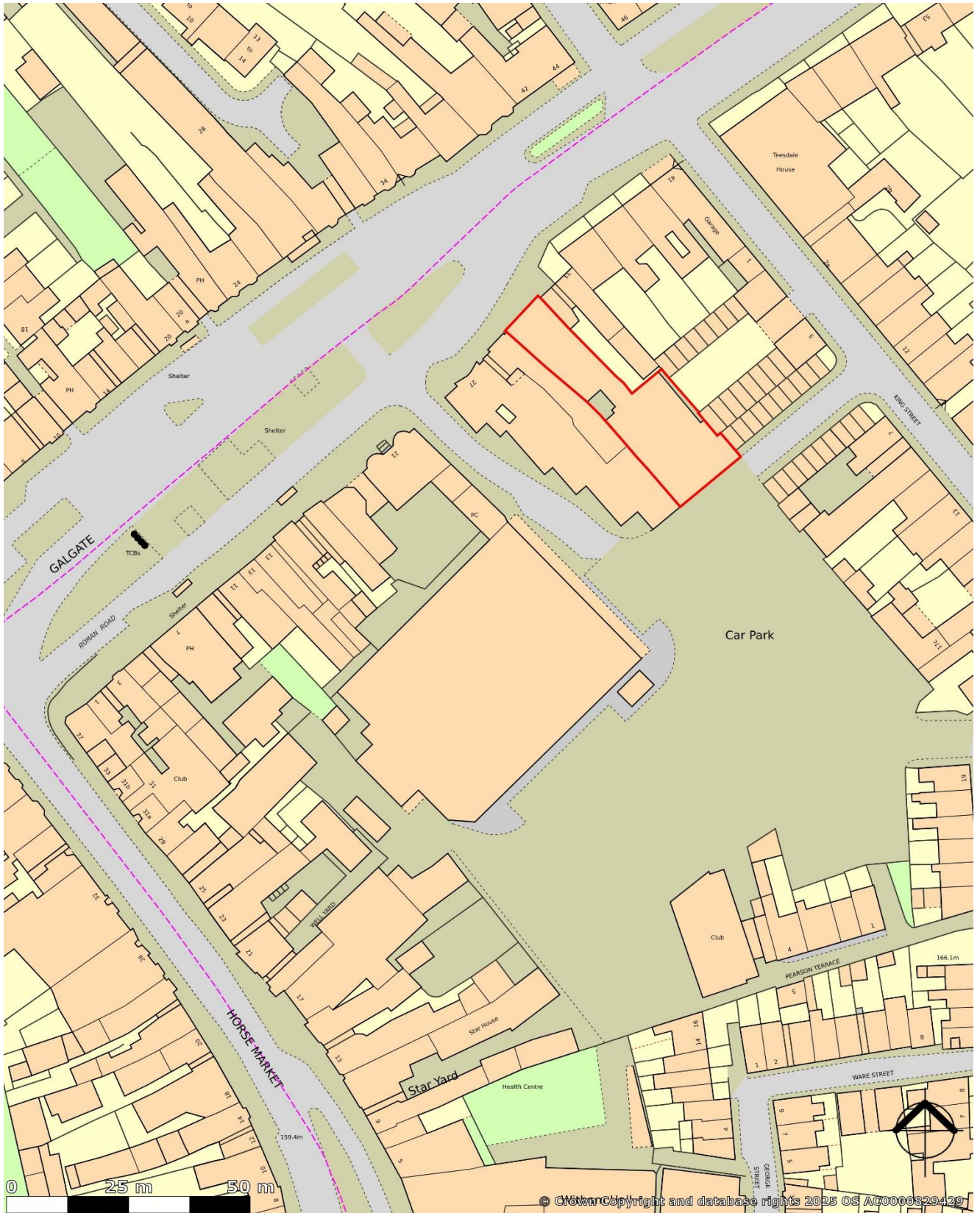
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