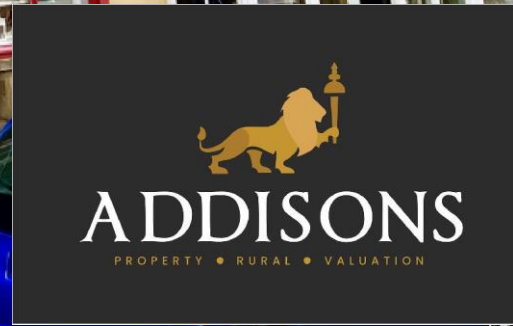


The Bank

Barnard Castle

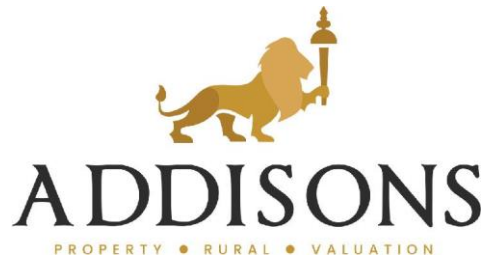


ABOUT THE PROPERTY

A fantastic opportunity to purchase this substantial Grade II Listed commercial building located in a prime historic retail position on The Bank area of Barnard Castle. The upstairs of the building could be returned to residential use, subject to the necessary consents being obtained.

Barnard Castle is a popular market town located within the picturesque Teesdale valley and with a good range of local amenities including shops, cafes, restaurants, well respected school, golf course and the Bowes Museum.

The town enjoys a good connection to the A66 and A1, making the property within commuting distance of Teesside, Newcastle, Durham and Darlington. Darlington lies within thirty minutes of the property and has a wider range of services including a main line railway station which offers a good service to London Kings Cross, within two and a half hours.



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ACCOMMODATION

24 The Bank- Ground Floor- 51sqm

Double fronted office space with exposed stone and panelled walls, electric heating and steps through to the rear office with kitchen Area and doors leading to the Cellar and WC. Cellar- (5.14mx4.53m)

24a The Bank-First & Second Floor- 141sqm

Access is taken from The Bank through a shared passageway leading to the rear courtyard with entrance door to the property.

Entrance Vestibule

Staircase rising to the accommodation.

Dining Kitchen- 5.43m x 4.07m

A good range of wall and floor units, space for a slot in style electric oven, extractor hood, plumbing for a washing machine, stainless steel sink with mixer tap and drainer, space for a freestanding fridge freezer, exposed beam ceiling, windows to dual aspect and radiator.

FIRST FLOOR

Landing

With wood flooring, staircase rising to the Second Floor and staircase leading to the Ground Floor, steps leading down to the Living Room and Bathroom.

Living Room- 6.33m x 5.11m

With bay window overlooking The Bank, wood flooring, open fireplace with wood mantle and tiled hearth, coving to ceiling and radiator.

Bathroom

Panelled bath with electric shower over, hand wash basin, wc, extractor fan, obscured window to the rear elevation.

SECOND FLOOR

Landing

With wood flooring, doors providing access to Bedrooms and window to the side elevation.

Bedroom 1-3.37m x 5.04m

A spacious double bedroom with sash window overlooking The Bank, wood flooring and radiator.

Bedroom 2-2.92m x 5.00m

A double Bedroom with sash window overlooking The Bank, wood flooring, and radiator.

Bedroom 3-4.05m x 5.43m

A double bedroom with two windows to the side elevation, wood flooring, coving to ceiling, cupboard housing the gas boiler, and radiator.

EXTERNALLY

The property benefits from a rear courtyard with stone wall boundaries and gate leading to the shared passageway.

PRICE

Offers Over £350,000

TENURE

Freehold

Rateable Value

The property is assessed for Business Rates. The Valuation Office Agency website www.voa.gov.uk shows the Rateable Value for 24 The Bank is £4,050, the property is described as Shop and premises. The Rateable Value for 24a The Bank is £1,925, the property is described as self-catering holiday unit and premises.

SERVICES

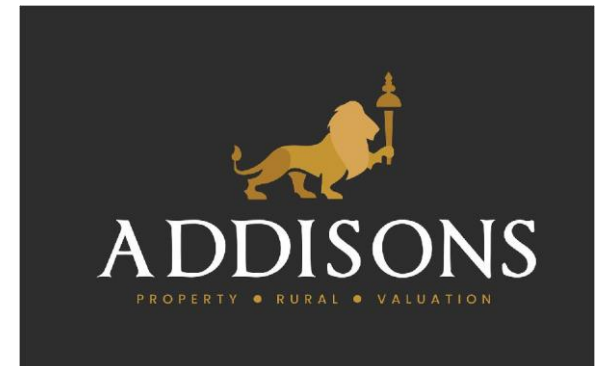
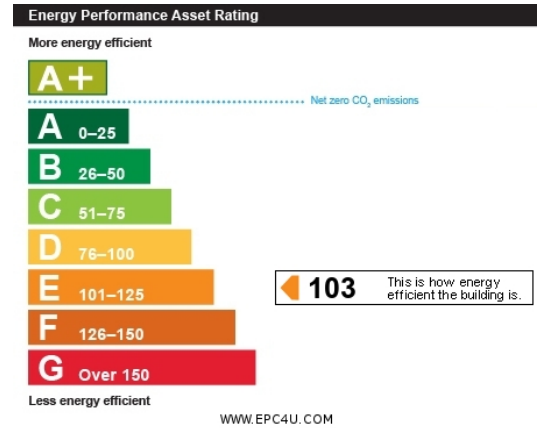
Gas Central Heating (First & Second Floor) Electric Heating (Ground Floor), Mains Electricity, Water and Drainage.

BROCHURE

Photographs and details taken July 2024.



Floor Plan



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