



Tenure

Freehold.

Location

The market town of Barnard Castle is located approximately 21 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. This property is located on the west side of Market Place (A67), between its junctions with Newgate and Horse Market. Occupiers close by include HSBC Bank (opposite), Boots, Barclays Bank, Betfred, Superdrug, Costa Coffee, Morrisons and the Co-op, amongst others.

Description

The property is arranged on ground and one upper floor to provide two ground floor shops. The upper floors are presently self-contained, accessed from the rear and provide ancillary accommodation.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
16	A Akhbarshariatmadan and D Ghazi (t/a Pizza Cottage)	Gross Frontage 3.94 m Net Frontage 3.20 m Shop Depth 14.68 m Built Depth 14.98 m Ground Floor 40.99 sq m First Floor 53.25 sq m	(12' 11") (10' 6") (48' 2") (49' 2") (441 sq ft) (573 sq ft)	20 years expiring 2030 (1) Rent review 25.03.2025 FR & I	£10,750 p.a. Rising to £11,750 pa on 25.03.2020
18	Fat Face Ltd (2)	Gross Frontage 7.82 m Net Frontage 6.95 m Shop Depth 19.06 m Built Depth 29.45 m Ground Floor 217.77 sq m	(25' 8") (22' 10") (62' 6") (96' 7") (2,344 sq ft)	10 years from 20.06.2016 Rent review 2021 Tenant option to determine 2021 FR & I (3)	£33,000 p.a. Reversion 2026

(1) By way of a 10 year lease and reversionary 10 year lease.

(2) Website: www.fatface.com

For the year ended 2nd June 2018, Fat Face Limited reported a turnover of £224.696m, a pre-tax profit of £22.458m, shareholders' funds of £156.565m and a net worth of £153.234m. (Source: Experian 12.09.2018.)

(3) Excludes any works relating to or caused by historic contamination. Please note the client is not aware of any contamination on site. Please refer to lease.

Total £43,750 p.a.

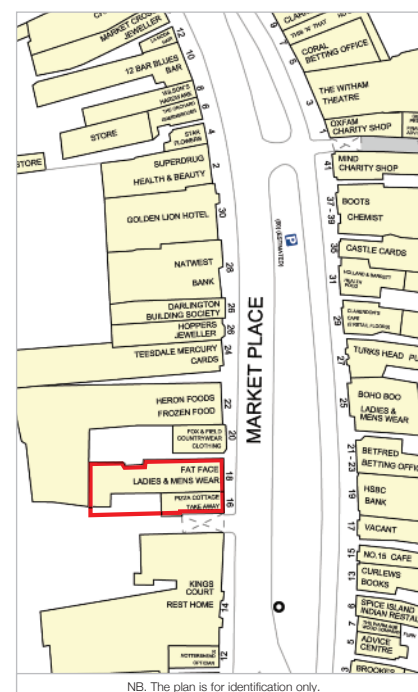
Barnard Castle

16-18 Market Place

County Durham

DL12 8ND

- **Freehold Shop Investment**
- Comprises two shops, one trading as a takeaway
- Prominent position on Market Place (A67)
- Tenants include Fat Face Limited
- Reversions 2026 and 2030
- No VAT applicable
- Total Current Rents Reserved
£43,750 pa



NB. The plan is for identification only.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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