

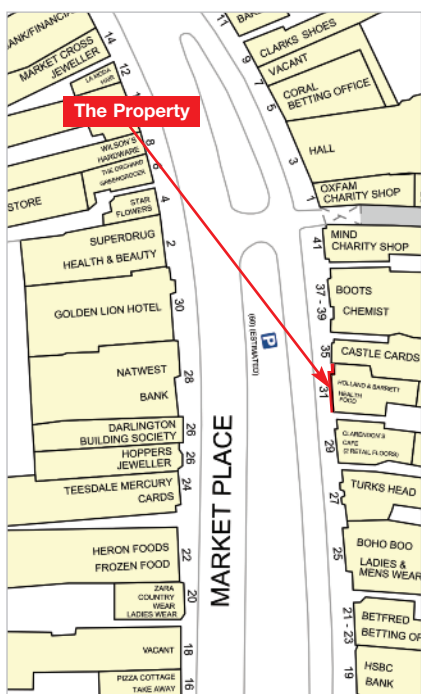
Barnard Castle

31 Market Place
County Durham
DL12 8NE

- Freehold Shop and Ground Floor Residential Investment
- Shop let to Holland & Barrett Retail Ltd
- Prominent town centre location
- Large flat and cottage sold on long leases (Reversions 2102)
- Rent Review 2017
- Total Current Rents Reserved

£26,500 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The attractive 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. GlaxoSmithKlein are a major occupier in the town, employing 1,100 people on a site of approximately 60 acres. The property is situated within the town centre, occupying a prominent position in the central area of Market Place opposite NatWest. Occupiers close by include HSBC, Boots, Betfred, Coral, Greggs and Heron Foods.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop together with residential accommodation to the upper floors, which is separately accessed from the rear. Also to the rear is a cottage, which has been sold off on a separate long lease.

VAT

VAT is 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.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required in advance of the inspection and on the day. In the subject box of your email please enter **Lot 179 Barnard Castle**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	Holland & Barrett Retail Ltd (1)	Ground Floor Sales and Storage (2) 82.4 sq m (886 sq ft)	A term of years expiring 11.02.2022 Rent review every 5 years FR & I	£26,500 p.a.	Rent Review 2017
First & Second Floor	Individual	First & Second Floor Maisonette	99 years from 01.01.2004	Peppercorn.	Reversion 2103
Rear Cottage	Individual	Ground & First Floor Cottage	99 years from 01.01.2004	Peppercorn.	Reversion 2103
				Total £26,500 p.a.	

(1) For the year ended 30th September 2014, Holland & Barrett Retail Ltd reported a turnover of £368.8m, a pre-tax profit of £89.46m, shareholders' funds of £260.849m and a net worth of £260.473m. (Source: riskdisk.com September 2015)
(2) Not measured, figures from VOA.

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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