



CAFE 16-18
Market Place, Middleton In Teesdale



GSC GRAYS

PROPERTY • ESTATES • LAND

CAFE 16-18

Middleton In Teesdale, County Durham, DL12 0QG

This property is for sale by Modern Method of Auction.

Set in the extremely popular village of Middleton in Teesdale, Café 1618 offers huge potential for a variety of uses. A rare opportunity to acquire a unique property having recently been run as a Café/Restaurant and B&B. The property is also sold with a separate one bedroom character cottage.

Viewing is highly recommended to appreciate the size and opportunity for a purchaser to reshape the property into something truly outstanding. No onward chain.

ACCOMMODATION

- * Huge potential
- * Variety of uses (subject to planning)
- * Recently run as Cafe/Restaurant
 - * B&B rooms
- * No onward chain
- * Alcohol license



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Situation & Amenities

Barnard Castle 11 miles, Bishop Auckland 21 miles, Darlington 25 miles. All distances are approximate. Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Much of the village has been designated a conservation area so the houses and shops retain much of their original character. The village is situated on many of the North's famous walks, including the Pennine Way, the Teesdale Way and with the Coast to Coast Cycle Path not far away. Primary school for the village and surrounding area at Middleton-in-Teesdale, state secondary school with sixth form, public school and prep school at Barnard Castle. Middleton has a doctors surgery, Co-operative store, Barclays Bank, butchers and other shops.

The Property

Nestled in the charming Market Place of Middleton in Teesdale, a rare opportunity to acquire a unique character property having recently been run as a Cafe/Restaurant and B&B and offering an exceptional opportunity for development and personalisation, this property is a rare find in a sought-after location.

The property also boasts a separate one bedroom character cottage, providing additional living space or the possibility of rental income. The versatility of this layout allows for various uses, whether as a guest accommodation or a private retreat.





Cafe 1618

The property is situated in Middleton in Teesdale, an extremely popular village with locals and visitors alike. It offers extensive accommodation and an incredibly flexible layout including café, kitchen, toilet facilities, study/office, bar, function room/restaurant, two letting rooms with en-suite shower rooms, two further bedrooms and bathroom.

Cottage

The character cottage is a separate dwelling ideal for holiday letting or annex, and is full of charm with exposed stonework, flagstone flooring and beams. There is an open plan living room/kitchen and a first floor bedroom with en-suite shower room.

Garden

With direct access to the market place, there is a large enclosed garden with outbuilding and ample external dining and access to the cottage.

Agents Note

Please note the alcohol license is still current and offers a comprehensive on and off sales license.

Wayleaves, Easements and Rights of Way

Café 1618 is sold subject to and with the benefit of all existing rights, including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.



Services

Mains electricity, water and drainage. Oil fired central heating.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

Durham County Council Tel: 03000 26 00 00.

EPC

Commercial EPC rating D85. Residential EPC rating G3

Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

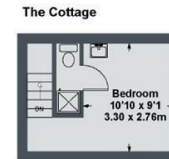
price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the

service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional

**Cafe 1618
Middleton in Teesdale**



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
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.
Produced by Potterplans Ltd. 2016

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		3
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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