# 12 THE BANK

Barnard Castle, DL12 8PQ

GSC GRAYS

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# 12 THE BANK

## Barnard Castle, DL12 8PQ

A rare opportunity to purchase this substantial Grade II Listed commercial premises located in the heart of the highly sought after market town of Barnard Castle.

* Commercial building with E use
* Substantial office premises
* Grade II Listed
* Potential residential first and second floors
* Located on The Bank
* Vacant possession
* No onward chain

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## Situation & Amenities

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate. Situated in the centre of the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

## The property

A glazed entrance door to double fronted glazed shop/office space, door to cellar and stairs to two further offices and fire exit. There is an inner hall with door to kitchen area, door to WC and staircase to first floor. On this floor there are two further offices, one currently used as a board room.

Returning to the main body of the building there is a staircase to first floor with two offices overlooking The Bank and Buttermarket. On this level there is also a second entrance, kitchen/break area and staircase to second floor. The second floor provides two further offices and a full bathroom suite. Please note, the first and second floors of the building were previously used as an apartment and could easily be returned to residential, subject to necessary consent.

## Externally

The property benefits from a designated side access door to rear courtyard area with two external staircases to first floor to the front and rear of the building, mainly laid to patio.

## Rateable value

The property is assessed for Business Rates. The Valuation Office Agency website shows the Rateable Value for 12 The Bank is £9,100.

## Services and Other Information

Mains electricity, gas and drainage, and water are connected. The property benefits from two separate gas central heating boilers.

## Tenure

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

## Particulars

Particulars written in July 2026.
Photographs taken in July 2026.

## Conditions of Sale - Anti Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Energy Performance Certificate

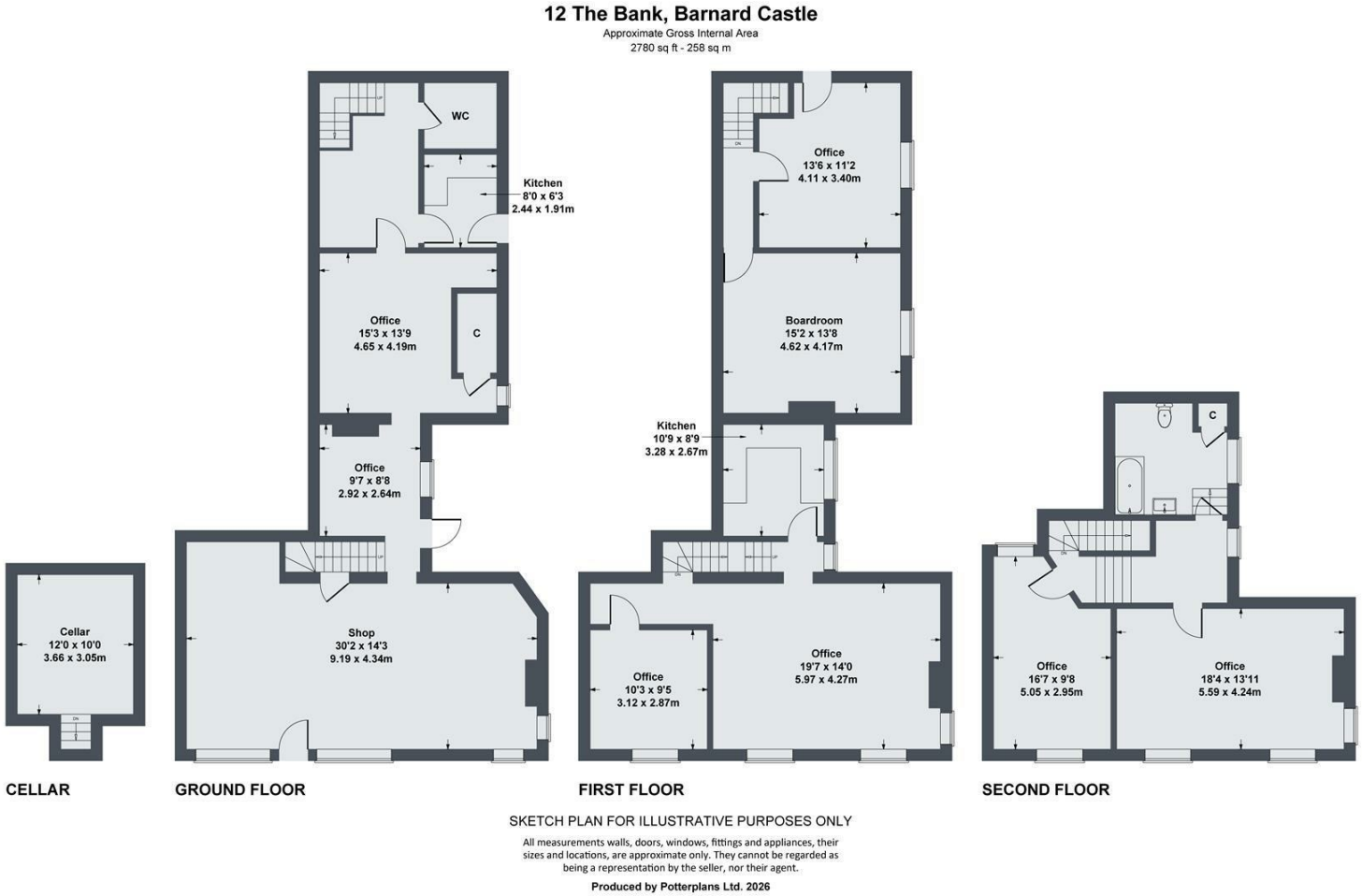
The EPC is available upon request. Rated 100D.

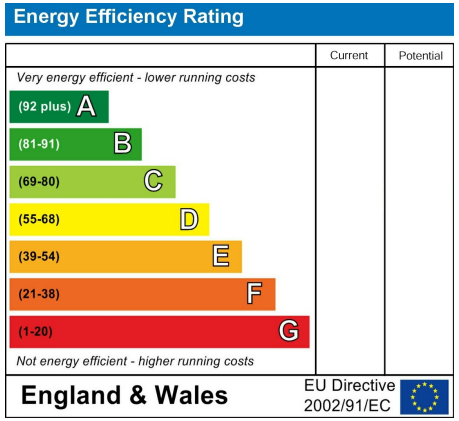
## Viewings

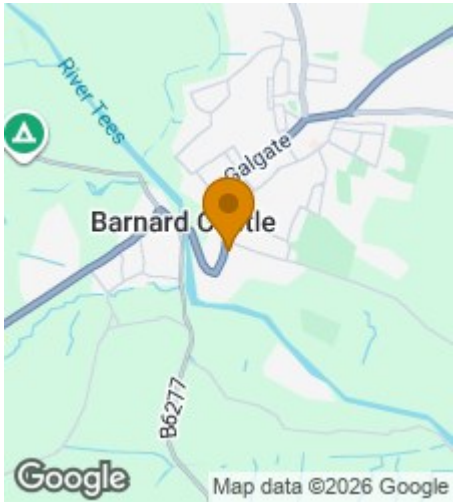
Via GSC Grays: 01833 637000

## Agents Note

Please note: By virtue of Section 21(s) of the Estate Agents Act 1979 we are required to inform the prospective buyers that an employee of GSC Grays is the vendor of this property.




## Disclaimer Notice

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.