

29 Galgate,  
Barnard Castle, County Durham DL12 8EJ  
Grade II Listed Freehold Retail Investment

Lot 12

£58,000 per annum  
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Retail	508 sq m	(5,468 sq ft)	MACKAYS STORES LIMITED t/a M&Co (2)	10 years from completion on a full repairing and insuring lease subject to a schedule of condition (1)	£58,000	2023
First Part	Ancillary	192 sq m	(2,066 sq ft)				
First Part (Flat)	Void						
Total		700 sq m	(7,534 sq ft)			£58,000	

- (1) Tenant's option to determine in the fifth year.  
(2) For the year ended 24th February 2017, Mackays Stores Limited reported a turnover of £165,611,000, pre-tax profits of £1,100,000 and a total net worth of £36,441,000 (Source: Experian Group 12/06/2018). Mackays Stores Limited is one of the largest privately-owned fashion retailers in the UK. Since inception in the 1960s, M&Co now trades from over 300 stores nationwide with a further 22 stores overseas.

Key Details

- Let to Mackays Stores Limited (t/a M&Co) on a new 10 year lease (1)
- Prominent town centre location with two separate customer entrances
- VAT-free Investment
- Opposite Morrisons and a public car park
- M&Co in occupation since 2006

On the Instructions of

M&Co.

Location

Miles: 15 miles west of Darlington  
28 miles west of Middlesbrough  
35 miles east of Penrith  
Roads: A66, A67, A688  
Air: Newcastle City Airport

Situation

The market town of Barnard Castle in County Durham is located 15 miles west of Darlington, 28 miles west of Middlesbrough and 35 miles east of Penrith. The property is located in the town centre on Galgate, close to its junction with King Street, opposite Morrisons and a public car park. There is further car parking on Galgate. Occupiers close by include Morrisons, Post Office and Newcastle Building Society, amongst a number of local traders.

Description

This Grade II listed property comprises a ground floor shop together with part first floor storage and staff accommodation. Part of the first floor is a void flat and currently not used. The property benefits from two separate customer entrances – Galgate and opposite Morrisons.

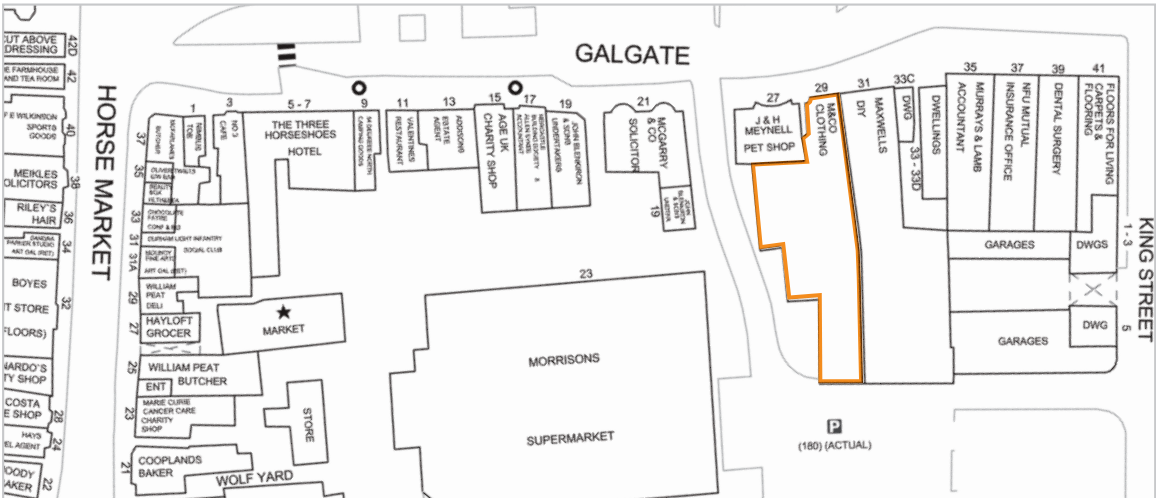
Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion



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Acuitus  
Peter Mayo  
+44 (0)20 7034 4864  
peter.mayo@acuitus.co.uk

Acuitus  
Will Moore  
+44 (0)20 7034 4858  
will.moore@acuitus.co.uk

Associate Auctioneer:  
Joe Baio  
+44 (0)20 7182 7489  
joe@fawcettmead.co.uk



Seller's Solicitors: Keystone Law  
Stephen Kingsley  
+44 (0)20 3319 3700  
stephen.kingsley@keystonelaw.co.uk