



4 MARKET PLACE

Barnard Castle, County Durham DL12 8ND



GSC GRAYS

PROPERTY • ESTATES • LAND

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Nestled in the heart of Barnard Castle, this remarkable Grade II listed building opposite the Butter Market presents a unique opportunity for those seeking a blend of commercial and residential living. The property boasts a charming commercial premises offering huge potential for a variety of uses (subject to planning and listed building consent), perfectly positioned in a prime location that attracts both locals and visitors alike. No onward chain.

- * Commercial Cafe/Retail Premises
- * Two bedroom residential apartment
 - * Grade II Listed
 - * Prime Location
 - * No onward chain



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Location

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

Nestled in the heart of Barnard Castle, this remarkable Grade II listed building opposite the Butter Market presents a unique opportunity for those seeking a blend of commercial and residential living. The property previously run as a café premises is perfectly positioned in a prime location that attracts both locals and visitors alike.

The property offers ample space for dining, creating an inviting atmosphere for patrons. The property also features a well-appointed two-bedroom flat, ideal for owners or staff, ensuring convenience and comfort just steps away from the bustling café environment.

Outside, there is a garden area provides a tranquil retreat, perfect for al fresco dining or simply enjoying the fresh air. An external store adds practicality, offering extra space for storage or equipment.

This property is not just a business opportunity; it is a lifestyle choice in a picturesque market town. With its rich history and vibrant community, Barnard Castle is an ideal setting for those looking to invest in a thriving café culture while enjoying the comforts of home. Don't miss the chance to own this exceptional property that beautifully combines commercial potential with residential charm.

Commercial

With excellent glazed frontage overlooking the Butter Market having customer seating and servery. To the rear of the ground floor is a customer toilet, door to exterior, door to kitchen and staircase to first floor and cellar. On the first floor there are two further seating/ retail areas, toilet facilities and a second kitchen area. The cellar provides two useful storage rooms or kitchen prep areas.

Residential

On the second floor there is a sitting room/kitchen, two bedrooms, one with en-suite facilities and a house bathroom.

Externally

A shared right of access through passage providing access to the rear garden and side entrance. There is an enclosed rear garden area mainly laid to gravel and a store measuring approximately 6m x 2.9m.

Rates

According to the VOA the rateable value is £14,000 per annum.

Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

Particulars

Particulars written in July 2025.

Photographs taken in July 2025.

Energy Performance Certificate

There are commercial EPC and residential EPC for this property. Further information available upon request. Residential EPC rating 64D.


Viewings

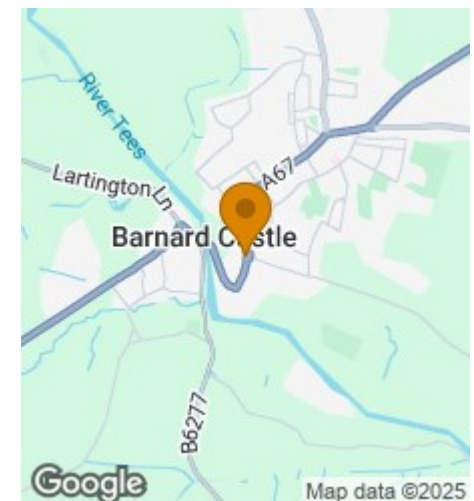
Via GSC Grays





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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



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