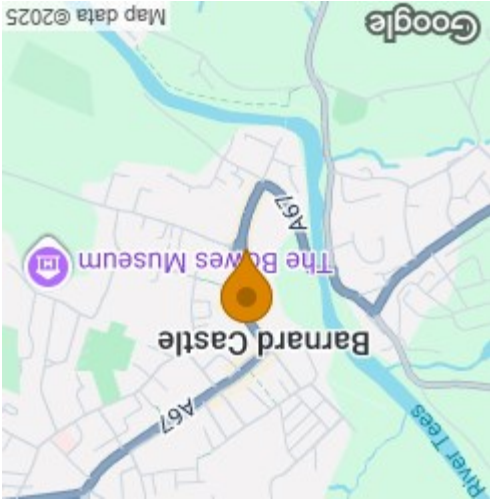


1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must 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.

Disclaimer Notice



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



4 MARKET PLACE

Barnard Castle, County Durham DL12 8ND

GSC GRAYS

PROPERTY • ESTATES • LAND

4 MARKET PLACE

Barnard Castle, County Durham DL12 8ND

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



GSC GRAYS

PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



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

