

# 4 MARKET PLACE

Barnard Castle, County Durham DL12 8ND



**GSC GRAYS**

PROPERTY • ESTATES • LAND

# 4 MARKET PLACE

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Nestled in the heart of Barnard Castle in the town's Market Place this remarkable Grade II listed building opposite the Butter Market presents a unique opportunity for those seeking a retail /Cafe business or investment opportunity. The property offers a huge potential for a variety of uses (subject to planning and listed building consent), perfectly positioned in a prime location.

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



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

01833 637000

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://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

In the heart of Barnard Castle, this remarkable Grade II listed building opposite the Butter Market presents a unique opportunity for those seeking prime retail premises. The property has had a variety of uses but recently run as a café for many years, perfectly positioned in a prime location that attracts both locals and visitors alike.

The property offers ample retail space over the ground and first floors. The property also features a well-appointed two-bedroom flat, ideal for owners, staff or for rental income. Outside, there is a garden area, an external store adds practicality, offering extra space for storage.

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 prominent business premises. 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. To the rear of the ground floor is a toilet, door to exterior, kitchen/retail space and staircase to first floor and cellars. On the first floor there are two further retail areas (linked to the front of the main retail area with a convenient staircase), toilet facilities and a further second room. The cellar provides a further two useful rooms.

#### 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 amended in January 2026.

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





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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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