

£3,000 Per Month

4513.00 sq ft



8-12, Yarm Road, Darlington DL1 1XH

Summary

Amco Commercial are pleased to offer this prominent two-storey terraced property occupying a highly visible position on Yarm Road, one of Darlington's main arterial routes, just a short walk from the town centre.

Extending to approximately 4,513 sq ft, the property comprises a traditional bar and dining area to the ground floor, retaining attractive period features including ornate cornicing and ceiling roses, together with fitted bar servery and bench seating.

The first floor offers a generous function room plus self-contained one-bedroom owner's accommodation with modern shower room - ideal for an owner-operator or on-site manager.

Built in 1898, the property benefits from an impressive 67 ft frontage and an EPC rating of B.

Current rateable value (1 April 2026 to present) is £10,750 (qualifying businesses may claim full relief)

With its A4 (drinking establishment) use, the premises lend themselves to continued licensed trade, or alternative uses such as restaurant, leisure, retail or residential conversion of the upper parts, subject to the necessary consents.

Key Features

- Prominent frontage on Yarm Road
- Self-contained one-bed owner's accommodation
- Great EPC

Enquiries & Viewings

For further information or to arrange a viewing of this property, please contact our office:
0161 773 3978
info@amcocommercial.co.uk

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