

amco commercial

£2,000 Per Month

6802.00 sq ft

8-12, Yarm Road, Darlington DL1 1XH

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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 6,802 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, together with self-contained one-bedroom owner's accommodation and modern shower room, providing an ideal arrangement for an owner-operator or on-site manager.

The property benefits from an impressive 67 ft frontage and an EPC rating of B.

The current Rateable Value (1 April 2026 to present) is £10,750, with qualifying businesses potentially benefiting from full business rates relief.

The premises are available to rent for continued licensed use or, subject to the necessary planning and other consents, for a range of alternative uses including restaurant, leisure, retail or residential conversion of the upper parts.

The property therefore offers a flexible opportunity for an occupier looking to establish a new business, continue the existing style of use or explore an alternative use for the premises.









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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