



High Street North

Langley Moor, Durham DH7 8JG

- COMMERCIAL UNIT AVAILABLE NOW
- SUITABLE FOR OFFICE OR RETAIL
- EXCELLENT FOOTFALL
- DISPLAY WINDOW
- EPC RATING C
- POSSIBLE INCENTIVES AVAILABLE
- SITUATED ON A BUSY SHOPPING PARADE
- 2 MILES FROM DURHAM CITY
- MAINS ELECTRICITY & WATER SUPPLY

£1,600 Per Month



Council Tax Band: Exempt

EPC Rating:

FULL DESCRIPTION

COMMERCIAL RETAIL UNIT AVAILABLE IMMEDIATELY, suitable for retail or office use, subject to relevant permissions.

The premises benefits from a good frontage with large display window & ample space for signage and advertising on High Street North, Langley Moor, with on-street parking available for customers and clients. Additionally the unit also has a rear access in a prime position next to the entrance of Tesco Supermarket.

Internally, the unit has four rooms measuring 4.88m x 4.31m, 4m x 4.82m, 5.29m x 3.62m, and 4.53m x 2.84m.

Benefiting from electricity and water supply.

The current owner is willing to discuss various INCENTIVE OPTIONS which would include possible refurbishment or a rent free period.

An excellent opportunity for any business owner looking to acquire a business premises on a thriving, busy shopping parade with excellent footfall.

Internal inspection is essential.

AREA INFORMATION

High Street North forms the northern part of the thriving Langley Moor High Street, situated on the A690 and approx. 2 miles from Durham City. The local community is made up of a combination of local and national businesses, including hairdressing salons, local butcher, Lidl and Tesco. More recently, several new traders have opened in the area, including a local car wash, bringing increased footfall to the street. The High Street is a central location within the town, and attracts custom from many surrounding villages and numerous nearby estates. Public transport links pass directly through the High Street and offer direct access to Durham City within a matter of minutes, plus a comprehensive network of nearby road links offer easy travel throughout South-West County Durham & beyond.

EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0340-0330-5442-5592-2002>

IMPORTANT INFORMATION.

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 + VAT charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

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PROPERTY PORTALS.

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