



## 4 Broom Lane

Ushaw Moor, Durham DH7 7LQ

- DOUBLE FRONTED SHOP UNIT
- INCENTIVES AVAILABLE
- EXCELLENT FOOTFALL
- TWO STOREY STORAGE BUILDING
- AVAILABLE IMMEDIATELY
- NEWLY INSTALLED ELECTRICITY
- REAR YARD

£850

## Council Tax Band: Exempt EPC Rating: E

### FULL DESCRIPTION

Prominent double fronted shop unit situated in the heart of Ushaw Moor, just 3 miles from Durham City. The property offers excellent frontage with large display windows, ideal for signage and customer visibility. Located on Broom Lane with good passing trade and on-street parking nearby, the premises is suitable for a variety of uses (subject to the necessary consents).

Internally the unit consists of two shop spaces, WC with wash hand basin and a utility space. Stair's lead to a basement with two further rooms. and access into the rear yard with a two storey storage building.

The unit benefits from electricity and water supply, with a flexible internal layout and rear access for deliveries.

Available immediately on flexible lease terms, with potential incentives or rent-free options available by negotiation. An excellent opportunity for any business seeking an affordable, high-profile presence within a busy community setting.

### DIMENSIONS

FRONT SHOP - 29'6 X 18'11

BACK SHOP - 15'0 X 10'0

BASEMENT

ROOM 1 - 20'0 X 10'0

ROOM 2 - 15'0 X 10'0

### EPC.

EPC Rating -

EPC Link -

### 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.

### CLIENT MONEY PROTECTION.

Bluepace (Durham) Limited Trading as Stuart Edwards Estate Agents is part of the Money Shield Client Money Protection scheme.

### 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.

### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

### PROPERTY PORTALS.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.