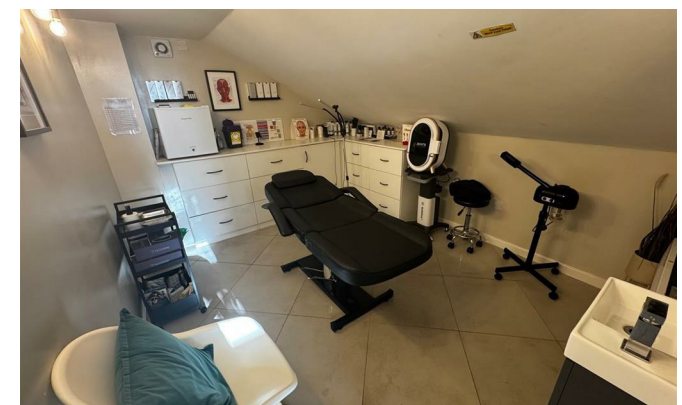




Front Street

, Shotton Colliery DH6 2LT

- REFURBISHED COMMERCIAL UNIT
- OFF ROAD PARKING
- STRONG VISIBILITY
- TWO STOREYS
- HIGH STREET LOCATION
- AVAILABLE NOW!

£1,000 Per Month

Council Tax Band: Exempt
EPC Rating: C

FULL DESCRIPTION

This modern, fully fitted commercial unit sits in a prime position on Front Street and is currently configured as a high-end medical aesthetics and beauty clinic. The premises feature a stylish, contemporary interior with bright tiled flooring, excellent natural light, and a clean, professional layout ideal for client-facing services.

The property includes a luxury reception and waiting area with modern seating, a feature branding wall, and shelving for retail products. Beyond this is a fully equipped treatment and consulting space complete with treatment bed, lighting equipment, workstation, display shelves, and storage units. The décor throughout provides a calm, premium environment ready for immediate use.

Perfect for aesthetic treatments, skincare, beauty therapy, holistic services, or medical consulting, the layout requires little to no reconfiguration. Safety features such as fire extinguishers are already in place, and the high-street location offers strong visibility and easy access for clients.

Overall, 20 Front Street presents a rare opportunity to acquire a turnkey, high-spec commercial property ideal for anyone seeking a ready-made clinic or professional workspace in a thriving area.

EPC.

EPC Rating - D

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0030-9983-0345-9310-2084>

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.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

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.

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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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.

