



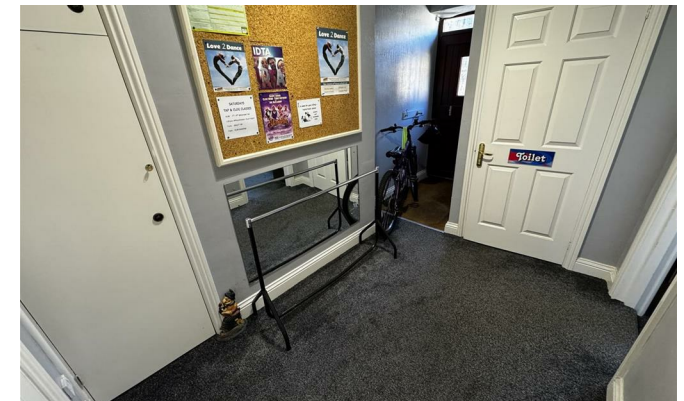
**STUART
EDWARDS**

High Street North

Langley Moor, Durham DH7 8JG

- INVESTMENT OPPORTUNITY
- SITUATED ON A BUSY SHOPPING PARADE
 - GAS CH & DOUBLE GLAZING
- 2 MILES FROM DURHAM CITY CENTRE
- RETAIL UNIT WITH FLAT ABOVE
- 2 MILES FROM DURHAM CITY
 - REAR YARD

£250,000



Council Tax Band: Exempt
EPC Rating:

FULL DESCRIPTION

COMMERCIAL RETAIL UNIT WITH 2 BEDROOM STUDENT RENTAL ACCOMMODATION ABOVE.

The commercial unit is currently set up as a dance studio or would be perfect as a fitness space for Yoga, pilates or complementary therapies etc. It has been used by the Performing Arts sector over the years and has achieved approximately £1000PCM.

Above is a 2 bedroom student rental flat, currently achieving £1170PCM inclusive of bills until June 2026.

Internally the property comprises: entrance hallway leading to a waiting area with fitted seating, utility, inner hallway, cloakroom/wc and studio. To the first floor there's a landing, fitted kitchen, 2 bedrooms and a bathroom.

Externally there's a stone flagged rear yard with roller shutter access door.

With gas central heating and wood framed double glazing.

Situated on a busy out of town shopping parade.

Internal inspection is essential.

AREA INFORMATION

Langley Moor is well serviced with a wide range of local amenities including, supermarkets, library, post office primary/junior school and children's nursery. Also within walking distance there is a doctors surgery and pharmacy. The local sports centre is close by and this property also falls within the Durham Johnson School catchment area.

The local community is made up of a combination of local and national businesses, including hairdressing salons, local butcher, Lidl and Tesco Metro. 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.

Durham City is situated approximately 2 miles away.

ENTRANCE HALLWAY

Exposed brick feature walls, radiator and door leading to studio and waiting area.

WAITING AREA

11'10" x 13'6"

Double radiator, fitted seating and two storage cupboards.

UTILITY

11'1" x 5'9"

Radiator and door to the rear of the property.

INNER HALLWAY

Door to the rear of the building, two storage cupboards and door to the studio.

CLOAKROOM/WC

Low level wc, wash hand basin and double radiator.

STUDIO

17'11" x 20'4"

Exposed brick and stone feature walls, wood flooring and two double radiators.

KITCHEN

13'5 x 7'7"

Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Integrated electric oven, hob and extractor hood. Radiator, plumbed for automatic washing machine and dishwasher.

FIRST FLOOR LANDING



1 & 2 Blue Coat Buildings, Claypath,
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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.