

**STUART  
EDWARDS**



## High Street North

Langley Moor, Durham DH7 8JG

- COMMERCIAL UNIT AVAILABLE NOW
- SUITABLE FOR A VARIETY OF USES
  - EXCELLENT FOOTFALL
- MAINS ELECTRICITY & WATER SUPPLY
- POSSIBLE INCENTIVES AVAILABLE
- NEAR ENTRANCE OF TESCO SUPERMARKET
- 2 MILES FROM DURHAM CITY
- EPC RATING C

**£800 Per Calendar Month**



## Council Tax Band: Exempt EPC Rating:

### FULL DESCRIPTION

COMMERCIAL RETAIL UNIT AVAILABLE IMMEDIATELY, variety of uses, subject to relevant permissions.

The premises is in a prime position next to the entrance of Tesco Supermarket, situated just off the busy shopping parade on High Street North.

Internally, the unit has an open plan floor space measuring 5.29m x 3.62m, leading through to a secondary area measuring 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.

### CLIENT MONEY PROTECTION.

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

### 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.

### THE PROPERTY OMBUDSMAN.

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

### THANKS.

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
[enquiries@stuartedwards.com](mailto:enquiries@stuartedwards.com)  
[www.stuartedwards.com](http://www.stuartedwards.com)

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.