

# STUART EDWARDS

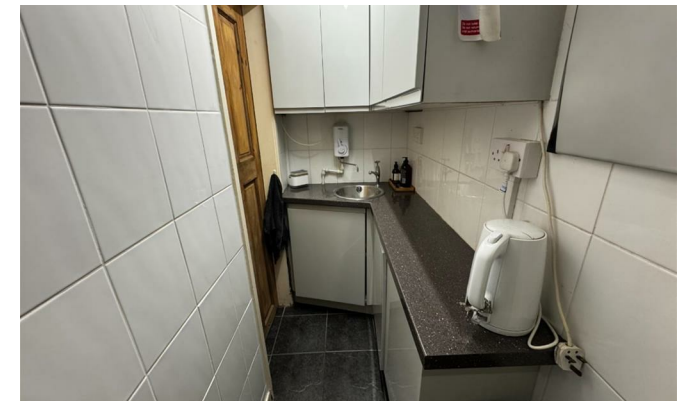


## Front Street

, Great Lumley DH3 4JB

- PRIME COMMERCIAL RETAIL UNIT
- IN THE HEART OF GREAT LUMLEY
- RECEPTION AREA & 3 TREATMENT ROOMS
- UPVC DOUBLE GLAZED & ELECTRIC HEATING
- FREEHOLD
- WITH EXCELLENT FOOTFALL
- BEAUTIFULLY RENOVATED
- KITCHEN & CLOAKROOM/WC
- FIBRE BROADBAND

**Offers In The Region Of £94,950**



**Council Tax Band: Exempt**  
**EPC Rating:**

**FULL DESCRIPTION**

Prime commercial retail unit situated in the heart of Great Lumley. The property is currently configured as a beauty salon and accredited training venue, but the layout and location would make this unit suitable for various retail or office uses subject to relevant permissions. Internally the property has been meticulously renovated by the current owner, tastefully decorated throughout to create a calm and private salon space. An entrance porch leads to the beautifully presented reception area, this inviting space then leads to 3 private treatment rooms, kitchen area and cloakroom/wc. The property is UPVC double glazed, has electric heating and Fibre Broadband. The accessibility to the property is great as its located directly opposite the community centre with a bus stop nearby and an adjacent car park. Located approximately 3 miles from Chester-le-Street and 7 miles from Durham City Centre. With excellent commuter access via the A1(M) motorway with links to both Newcastle, Sunderland and various other regional centres. Overall, 152 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. Internal inspection is essential.

**PORCH**

With UPVC double glazed entrance door and spot lighting.

**RECEPTION AREA**

21'7" x 7'8"  
Vinyl flooring, feature wall panelling, electric radiator and spot lighting.

**KITCHEN**

2'11" 6'0"  
Range of handleless wall and floor units with laminate worktops and inset stainless steel sink with hot water heater. Tiled walls and flooring.

**CLOAKROOM/WC**

2'10" x 5'10"  
Low level wc, vanity unit with inset wash hand basin, electric heater, extractor fan and tiled walls and flooring.

**TREATMENT ROOM**

10'6" x 7'7"  
Range of fitted handleless wall and floor units with laminate worktop, electric wall heater, spot lighting and vinyl flooring.

**TREATMENT ROOM**

8'2" x 9'3"  
Acoustic feature wall panelling, vinyl flooring, electric wall heater and spot lighting.

**TREATMENT ROOM**

8'1" x 6'0"  
Vinyl flooring, electric wall heater and spot lighting.

**EPC.**

EPC Rating -  
EPC Link -

**FREEHOLD.**

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

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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.

