

**STUART
EDWARDS**



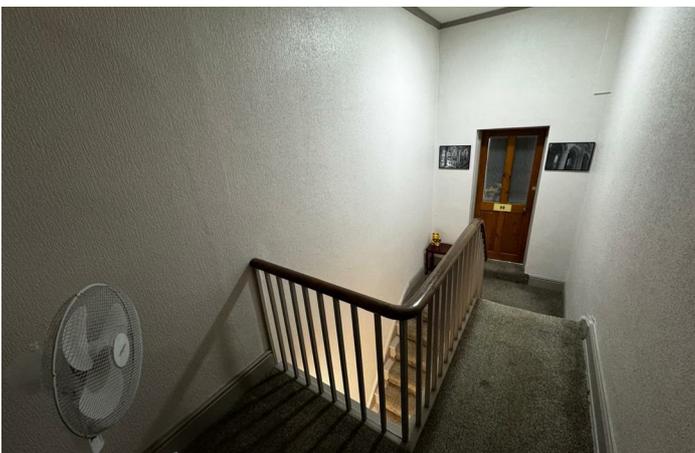
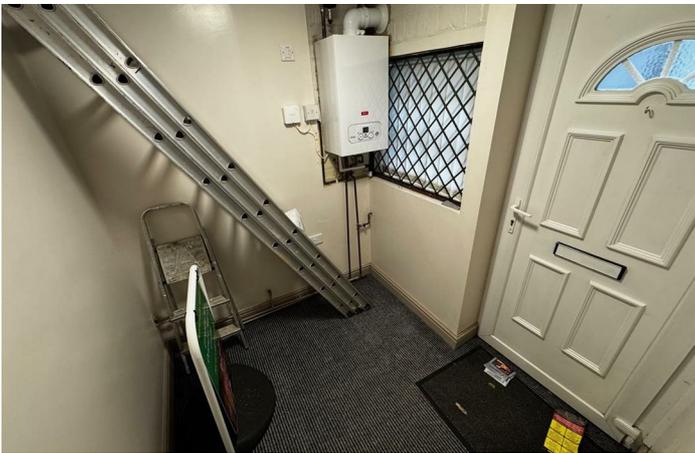
High Street South

Langley Moor, Durham DH7 8JN

- INVESTMENT OPPORTUNITY
 - FREEHOLD BUILDING
 - TWO RENTAL INCOMES
- 2 MILES FROM DURHAM CITY
- WELL MAINTAINED
 - PARKING
- SITUATED ON A BUSY SHOPPING PARADE
- RECENTLY INSALLED GAS COMBI BOILER

Asking Price £175,000





FULL DESCRIPTION

INVESTMENT PROPERTY.

Well situated and well maintained retail shop unit currently occupied by a florist. This unit has a UPVC double glazed double fronted window display to the front shop area, which leads to a rear shop area with storage cupboard, fitted kitchen, cloakroom/wc and rear entrance lobby which leads to two parking spaces.

The first floor is fully self-contained with an entrance directly on High Street South and direct access to the rear, the property benefits from a good frontage with ample space for signage and advertising. It is worth noting that the current owner had soundproofing installed when renovation works were undertaken, in case the first floor were to ever be occupied as a residential living space.

Having its own separate access with entrance lobby, hallway with stairs to the half landing with his and hers WC facilities and bathroom. The first floor accommodates a main office, treatment room and kitchen.

Benefiting from a recently installed gas combi boiler with radiators to all first floor rooms and UPVC double glazing.

RENTAL INCOME

The ground floor achieves a rental income of £9255PA with two years remaining on the lease and the first floor achieves £6862PA one year remaining on the lease.

This is a rare and excellent investment opportunity for anyone looking to acquire a thriving business premises on a busy shopping parade with excellent footfall.

Viewings are strongly recommended.

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.

SHOP

16'2 x 15'7

With UPVC double fronted display window.

SHOP

14'6 x 12'5

Storage cupboard.

KITCHEN

Range of wall and floor units.

Rear entrance door.

CLOAKROOM/WC

Low level wc, wash hand basin and extractor fan.

REAR ENTRANCE LOBBY

With under stair storage cupboard.

FIRST FLOOR ENTRANCE LOBBY

Leading to hallway and stairs to half landing.

HIS & HERS WC FACILITIES

FULLY EQUIPPED BATHROOM

TREATMENT ROOM

14'7 x 13'9

Situated at the rear of the building with double radiator and double doors leading to the front office.

OFFICE

17'3 x 12'4

Double radiator.

KITCHEN

11'9 x 7'5

Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Double radiator.

TWO OFF ROAD PARKING SPACES

Situated at the rear of the property.

FREEHOLD.

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

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.

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

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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.



Council Tax Band: Exempt
EPC Rating:



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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.