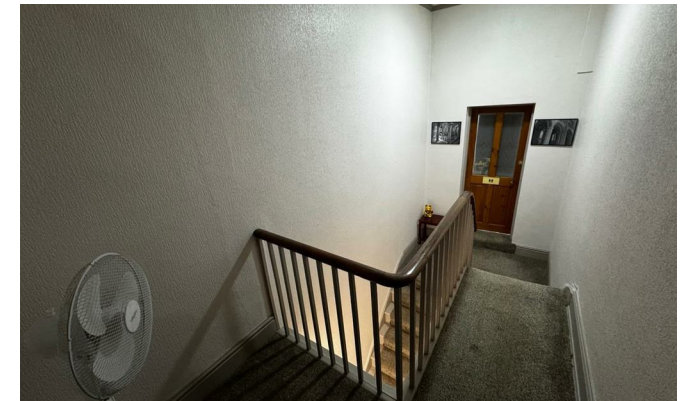




High Street South

Langley Moor, Durham DH7 8JN

- FIRST FLOOR COMMERCIAL UNIT
 - 2 ROOMS
 - BATHROOM
- EXCELLENT CONDITION
- BUSY SHOPPING PARADE
- AVAILABLE IMMEDIATELY
- FULLY EQUIPPED KITCHEN
- SEPARATE ENTRANCE
- GAS CH & UPVC DOUBLE GLAZING
- 2 MILES FROM DURHAM CITY

£600 PCM



Council Tax Band: Exempt EPC Rating:

FULL DESCRIPTION

First floor commercial unit, currently used as a massage treatment centre, but suitable for a variety of uses subject to relevant permissions.

Available immediately at £600PCM.

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. 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.

This is an excellent opportunity for anyone looking to acquire a premises on a busy shopping parade.

Viewings are strongly recommended.

AREA INFORMATION

High Street South forms the southern 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 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.

FIRST FLOOR ENTRANCE LOBBY

Leading to hallway and stairs to half landing.

OFFICE

17'3" x 12'4"

Double radiator.

TREATMENT ROOM

14'7" x 13'8"

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

HIS & HERS WC FACILITIES

7'1" x 6'7"

BATHROOM

KITCHEN/WAITING

11'8" x 7'4"

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

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.

VIEWING

Contact Stuart Edwards Estate Agents for an appointment to view.

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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.

