

**STUART
EDWARDS**

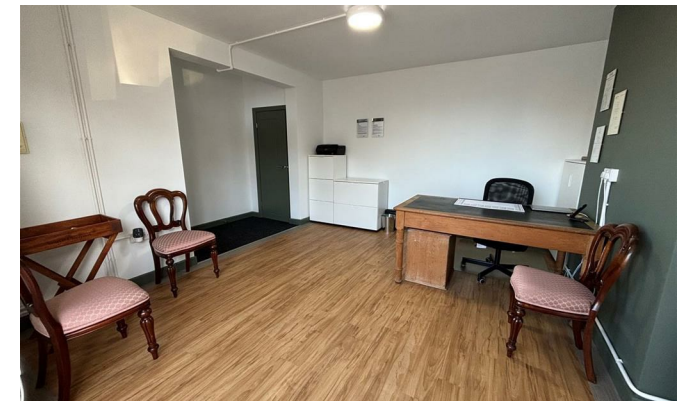


High Street South

Langley Moor, Durham DH7 8JW

- Rarely Available
- 2 Miles From Durham City
- Ample Space For Signage
- Available 1st May 2026
- Retail Or Office Space
- Good Frontage
- On Street Parking

£450 PCM



Council Tax Band: Exempt EPC Rating:

FULL DESCRIPTION

****RARELY AVAILABLE OPPORTUNITY** **HIGH QUALITY FULL REFURBISHMENT COMPLETED 2023** **RETAIL OR OFFICE SPACE, SUITABLE FOR A RANGE OF USES SUBJECT TO OBTAINING NECESSARY PERMISSIONS** **CURRENTLY OFFICE SPACE, PREVIOUSLY PHYSIOTHERAPY CLINIC FOR 10+ YEARS** We have the pleasure of offering this pleasant shop/office unit to let, available May 2026. The premises benefits from a good frontage with large bay window & ample space for signage and advertising on High Street South, Langley Moor, with on-street parking available immediately outside of the premises. Internally, the unit comprises: main retail area of circa. 4m x 4m, plus entrance lobby area & WC.**

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. 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 Rating E - 114

Rateable Value - £2050 - small business rate relief may apply

Available by way of a new lease for a minimum 1 year period

Rent £495 per month, deposit £1100, application/processing fee £150

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.

WEBSITE COVERAGE

We are proud to be affiliated with the UK's leading property portals. Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

EPC.

EPC Rating - E

EPC Link -<https://find-energy-certificate.service.gov.uk/energy-certificate/0528-9225-1630-3100-5003>

CLIENT MONEY PROTECTION.

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



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

0191 3848440
enquiries@stuartedwards.com
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.