



High Street South

Langley Moor, Durham DH7 8JN

- WELL-MAINTAINED RETAIL UNIT IN BUSY LANGLEY MOOR PARADE
 - FRONT SALES AREA PLUS REAR SHOP SPACE
 - REAR ENTRANCE LOBBY FOR DELIVERIES/ACCESS
- EXCELLENT ROAD LINKS VIA A690 TO DURHAM & A1(M)
 - REGULAR BUS SERVICES ALONG THE HIGH STREET
- DOUBLE-FRONTED UPVC SHOP WINDOW DISPLAY
 - FITTED KITCHEN, CLOAKROOM/MWC AND STORAGE CUPBOARD
- IDEAL FOR A RANGE OF RETAIL OR SERVICE-BASED BUSINESSES
 - RECENTLY INSTALLED GAS COMBI BOILER
 - NO BUSINESS RATES PAYABLE

£800



Council Tax Band: Exempt EPC Rating:

FULL DESCRIPTION

A well presented and well-situated retail unit positioned on Langley Moor's busy High Street, offering excellent visibility and consistent footfall. Previously occupied by a florist, the property is ideal for a wide range of retail or service-based businesses looking for an affordable and accessible premises.

The unit features a UPVC double-glazed, double-fronted and UPVC double glazing throughout.

With no business rates payable, this is a cost-effective option for new or growing businesses seeking a ready-to-use unit in a thriving location.

Langley Moor is a popular and well-connected village situated just outside Durham City. The High Street offers a strong mix of independent shops, convenience stores, cafés and everyday amenities, making it a practical and attractive base for both customers and staff. Nearby Meadowfield and Brandon add further services, retail options.

The area benefits from excellent transport links, with the A690 providing quick access into Durham City Centre, the A1(M), and surrounding towns. Regular bus services run along the High Street, ensuring strong accessibility and steady passing trade.

A great location for any business seeking visibility, convenience and strong local demand.

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.

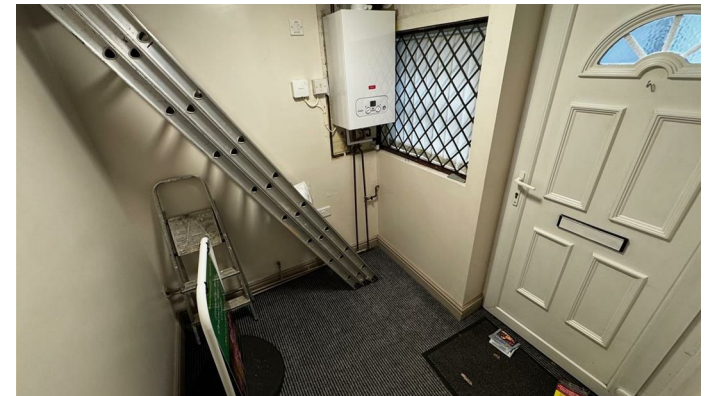
REAR ENTRANCE LOBBY

With under stair storage cupboard.

EPC.

EPC Rating - C

EPC Link -<https://find-energy-certificate.service.gov.uk/energy-certificate/0891-9106-2430-3290-7813>



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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.