



63 Deneside, Lanchester, County Durham DH7 0LZ

- Ground floor retail unit within detached property
- Net internal area 138 sq. m. (1,486 sq. ft.)
- Heart of residential area with strong convenience retail potential
- Parking available to front; additional on-street parking nearby
- Suitable for various uses, subject to consent
- Flexible lease terms available
- Nearing completion; ready for occupation in coming months
- Finished to white-box specification

Rent: £25,000 per annum

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Location

The unit is prominently located on Deneside, in Lanchester village, County Durham. Lanchester is a well-regarded and affluent village situated approximately 6 miles west of Durham City. The unit benefits from being in the heart of a residential estate, providing excellent convenience retail potential.

Lanchester enjoys good road connectivity via the A691, offering easy access to Durham, Consett, and surrounding towns. There is parking to the front of the unit as well as on-street parking nearby, enhancing accessibility for customers. Overall, the location offers an attractive blend of village charm, strong community engagement, and commercial viability.

Description

We are pleased to bring to the rental market a ground floor commercial unit within a detached building. The accommodation provides an open-plan floor area extending to approximately 138 sq. m. (1,486 sq. ft.), offering flexible space suitable for a variety of retail or commercial uses, subject to consent.

The unit is currently nearing completion and is expected to be ready for occupation in the coming months. Internally, the unit will be finished to a white-box specification, allowing an incoming occupier to fit out the space to their own requirements.

Externally, the property benefits from parking to the front, providing convenient access for customers and staff.

Tenure

Leasehold - A new lease is available, terms and conditions to be agreed.

Rent

£25,000 per annum

Viewing

Strictly by appointment through this office.

Rateable Value

This property was removed from the rating list on 30 January 2025 and will be reassessed once the unit has been completed.

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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