

- Two storey retail unit to let
- Former café, retains some fixtures and fittings
- Net internal area 768 sq. ft. (71.37 sq. m.)
- Sought after rural location
- Suitable for a variety of uses (subject to planning)
- Excellent passing trade
- Situated on the Coast to Coast Cycle Route



**1 Percy Crescent,  
Lanchester, DH7 0EU**

**Rent: £8,400 per annum**

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### **Location**

Lanchester is a village within County Durham, it is situated approximately 8 miles (13 km) to the west of the city of Durham and 5 miles (8 km) from Consett. The village has a population of slightly more than 4000. The coast-to-coast route 14 cycle route runs directly past the business so it enjoys a large amount of cyclists.

Lanchester benefits from strong local amenities including primary and secondary schools, medical and dental practices, and several pubs and restaurants, making it a desirable and self-contained community. The village is well connected by road, with the A691 providing easy access to Durham, Consett, and the wider North East region. Public transport links are excellent, with regular bus services to surrounding towns and the city of Durham.

### **Description**

We have, available, this former café, two storey end terrace sandstone property with pitched slate roof. The floor area is 71.3 sq. m. (768 sq. ft.) consisting ground floor seating area which has previously covered circa 20 covers, service counter, store and w/c facilities. The first floor consists an equipped kitchen and function area/office. There is a small pavement area to the front providing the possibility of up to circa 9 additional covers (if used as a café/bistro).

The space has a nice open aspect, to the front, which would benefit many retail and small hospitality businesses.

On street parking is available, within the immediate area.

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### Floor Area

**Ground Floor:** 38.01 sq.m. (409.1 sq.ft.)

**First Floor:** 33.36 sq.m. (359.1 sq.ft.)

**Net Internal:** 71.37 sq.m. (768.2 sq.ft.)

### Rent

£8,400 per annum

### Lease Terms

Leasehold - The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed, subject to contract and satisfactory references. Further details are available upon request.

### Insurance

The landlord will insure the site and recover the costs from the ingoing tenant upon demand. The tenant is responsible for obtaining their own contents insurance.

### Fees

The in-going Tenant will be responsible for the agency fees of £1,000+vat (£1,200 inc vat)

### Premium

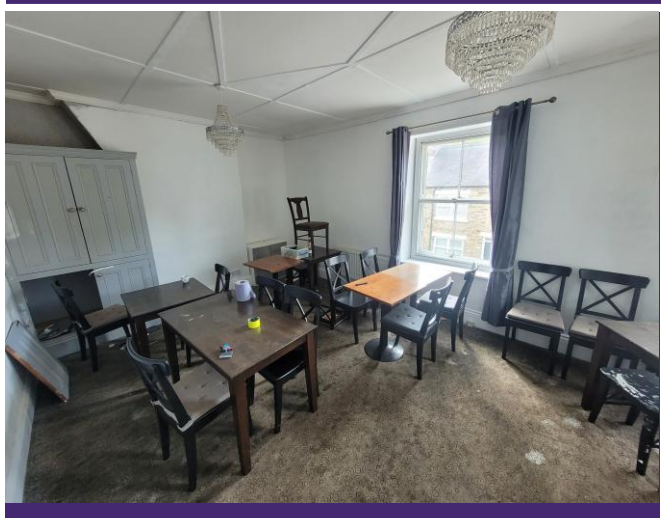
Nil premium.



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### **Rateable Value**

The 2026 Rating List entry is Rateable Value £4,500

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

### **EPC Rating**

E – 104

### **Viewing Arrangements**

Strictly by appointment through this office.

### **Information 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.  
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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.

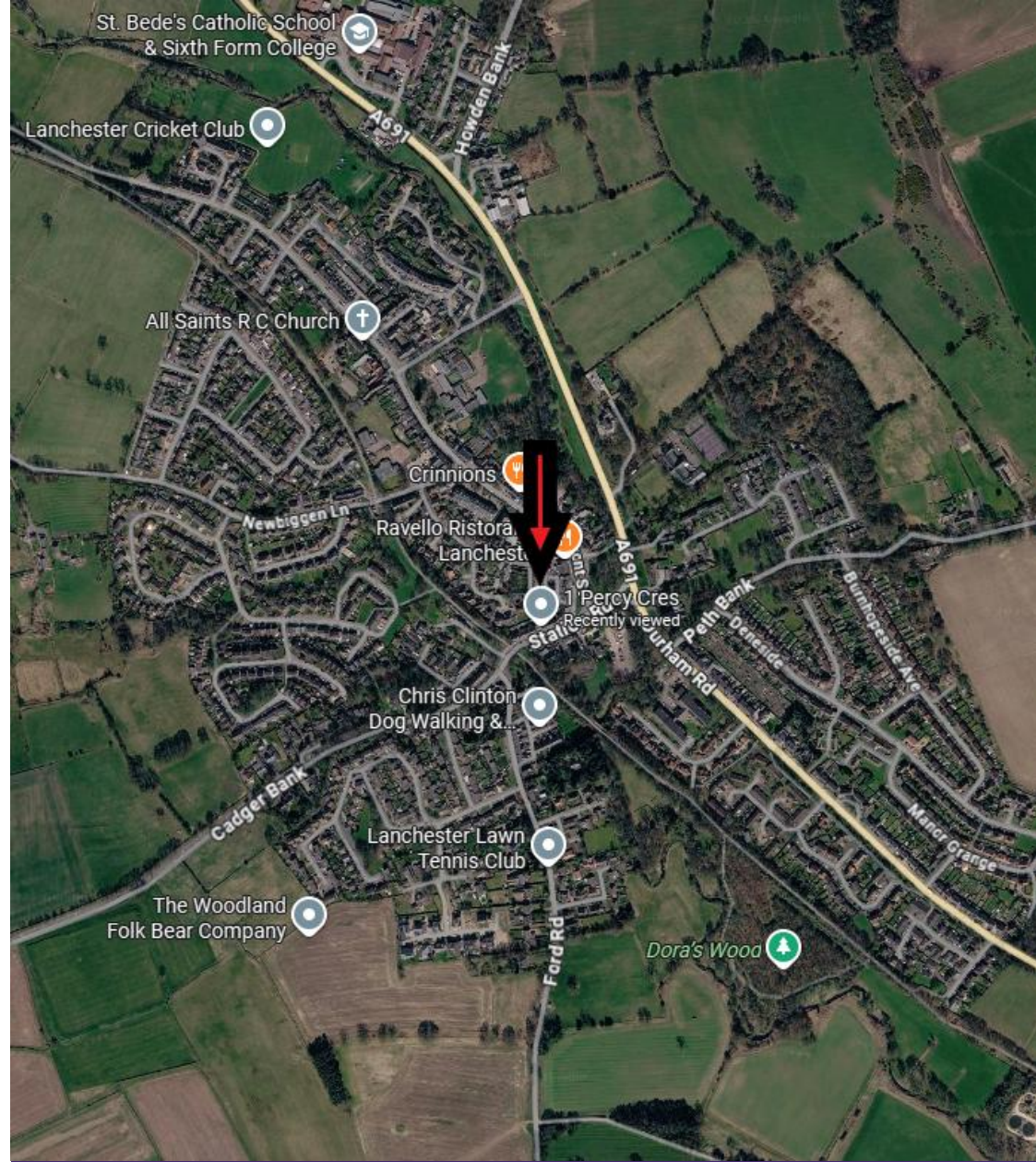
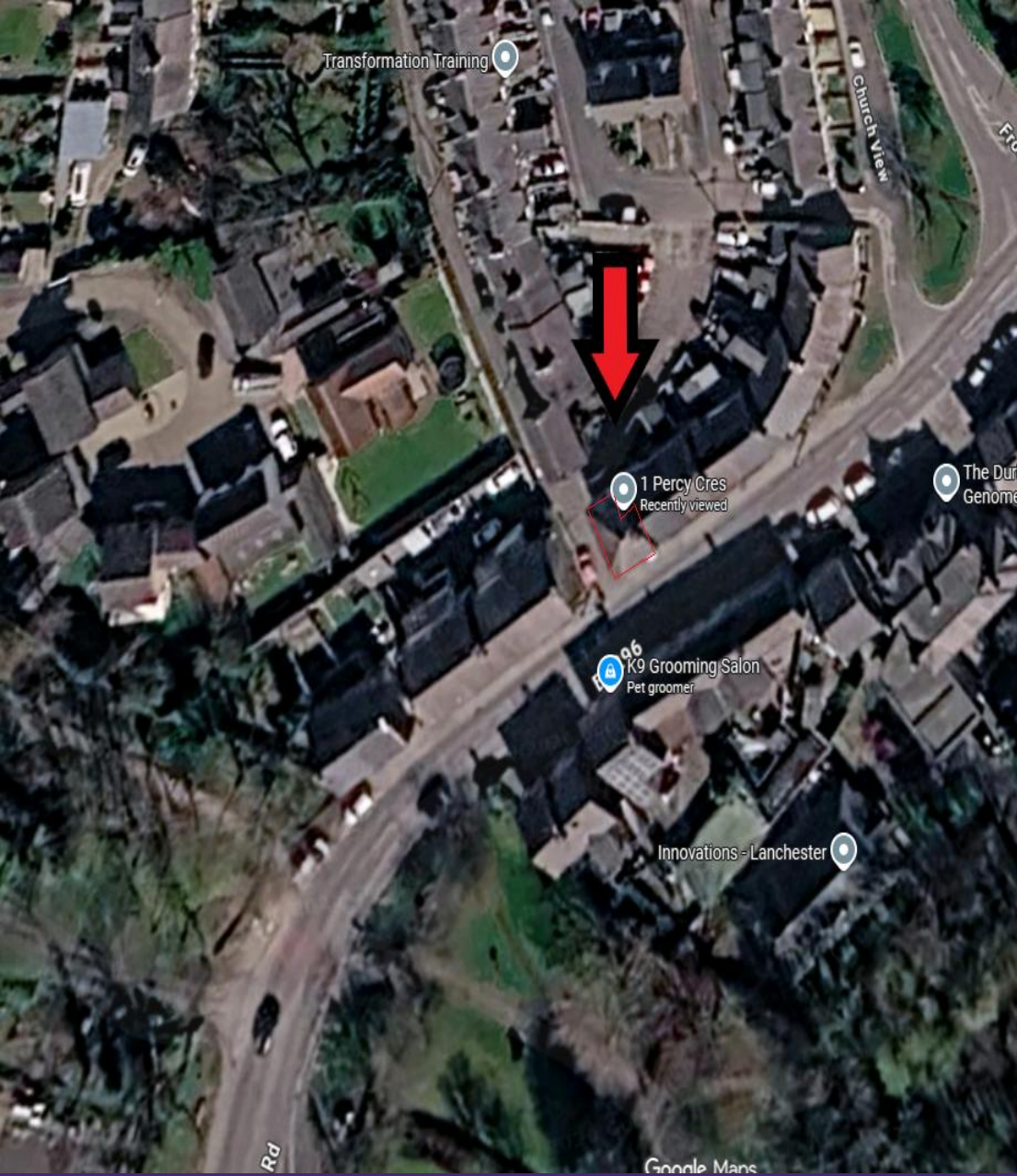
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**Prepared 15<sup>th</sup> May 2026**

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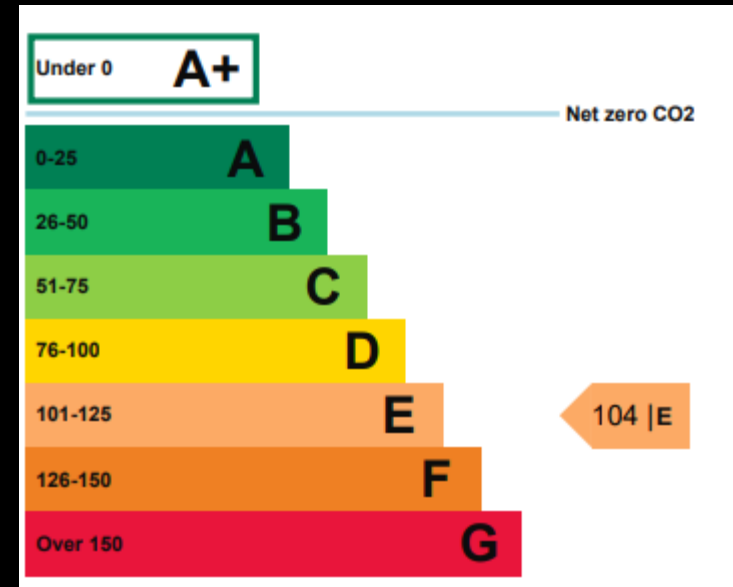




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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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