



4 Broom Lane

Ushaw Moor, Durham DH7 7LQ

- DOUBLE FRONTED SHOP UNIT
- INCENTIVES AVAILABLE
- EXCELLENT FOOTFALL
- TWO STOREY STORAGE BUILDING
- AVAILABLE IMMEDIATELY
- NEWLY INSTALLED ELECTRICITY
- REAR YARD

£850

Council Tax Band: Exempt EPC Rating: E

FULL DESCRIPTION

Prominent double fronted shop unit situated in the heart of Ushaw Moor, just 3 miles from Durham City. The property offers excellent frontage with large display windows, ideal for signage and customer visibility. Located on Broom Lane with good passing trade and on-street parking nearby, the premises is suitable for a variety of uses (subject to the necessary consents).

Internally the unit consists of two shop spaces, WC with wash hand basin and a utility space. Stair's lead to a basement with two further rooms. and access into the rear yard with a two storey storage building.

The unit benefits from electricity and water supply, with a flexible internal layout and rear access for deliveries.

Available immediately on flexible lease terms, with potential incentives or rent-free options available by negotiation. An excellent opportunity for any business seeking an affordable, high-profile presence within a busy community setting.

DIMENSIONS

FRONT SHOP - 29'6 X 18'11

BACK SHOP - 15'0 X 10'0

BASEMENT

ROOM 1 - 20'0 X 10'0

ROOM 2 - 15'0 X 10'0

EPC.

EPC Rating -

EPC Link -

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 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.

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THE PROPERTY OMBUDSMAN.

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RENTERS' RIGHTS ACT 2025.

This rental property is offered at the advertised rent shown in this marketing material. In accordance with the Renters' Rights Act 2025, we will not invite, encourage or accept any bids or offers above this amount.

We welcome applications from all prospective tenants who can demonstrate they can afford the rent. Discrimination against tenants with children or those receiving housing benefits is not permitted.

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