

# STUART EDWARDS

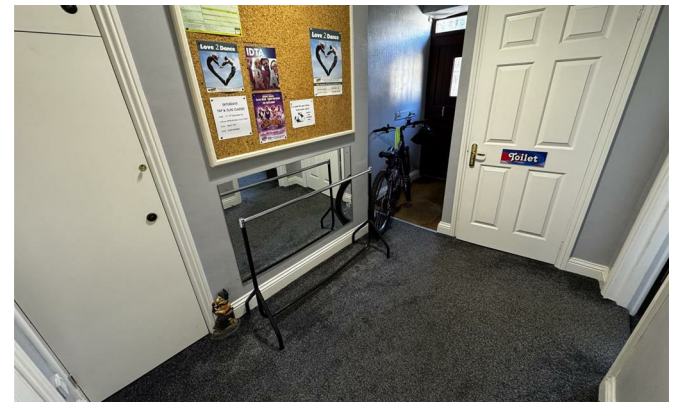


## High Street North

Langley Moor, Durham DH7 8JG

- INVESTMENT OPPORTUNITY
- SITUATED ON A BUSY SHOPPING PARADE
  - GAS CH & DOUBLE GLAZING
- 2 MILES FROM DURHAM CITY CENTRE
- RETAIL UNIT WITH FLAT ABOVE
- 2 MILES FROM DURHAM CITY
  - REAR YARD

**£250,000**





#### FULL DESCRIPTION

COMMERCIAL RETAIL UNIT WITH 2 BEDROOM STUDENT RENTAL ACCOMMODATION ABOVE.

The commercial unit is currently set up as a dance studio or would be perfect as a fitness space for Yoga, pilates or complementary therapies etc. It has been used by the Performing Arts sector over the years and has achieved approximately £1000PCM.

Above is a 2 bedroom student rental flat, currently achieving £1170PCM inclusive of bills until June 2026.

Internally the property comprises: entrance hallway leading to a waiting area with fitted seating, utility, inner hallway, cloakroom/wc and studio. To the first floor there's a landing, fitted kitchen, 2 bedrooms and a bathroom.

Externally there's a stone flagged rear yard with roller shutter access door.

With gas central heating and wood framed double glazing.

Situated on a busy out of town shopping parade.

Internal inspection is essential.

#### 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.

#### ENTRANCE HALLWAY

Exposed brick feature walls, radiator and door leading to studio and waiting area.

#### WAITING AREA

11'10" x 13'6"

Double radiator, fitted seating and two storage cupboards.



#### UTILITY

11'1" x 5'9"

Radiator and door to the rear of the property.

#### INNER HALLWAY

Door to the rear of the building, two storage cupboards and door to the studio.

#### CLOAKROOM/WC

Low level wc, wash hand basin and double radiator.

#### STUDIO

17'11" x 20'4"

Exposed brick and stone feature walls, wood flooring and two double radiators.

#### KITCHEN

13'5 x 7'7"

Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Integrated electric oven, hob and extractor hood. Radiator, plumbed for automatic washing machine and dishwasher.

#### FIRST FLOOR LANDING

##### BEDROOM 1

14'2 x 16'11

Radiator and a range of fitted wardrobes.

##### BEDROOM 2

11'4 x 16'11

Radiator and period style feature fire surround with cast iron insert.

#### BATHROOM

White suite comprising, close coupled wc, pedestal wash hand basin, step-in shower cubicle with mains fed shower and double radiator.

#### REAR YARD

#### EPC.

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0263-7625-9038-9295-3164>

#### 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.

#### CLIENT MONEY PROTECTION.

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

#### TENANT FEES.

A refundable holding deposit of a weeks rent to reserve a property. This is deductible from the first months rent.

A refundable tenancy deposit of one month's rent.

£50 charge for variation, assignment, or novation of a tenancy.

Cutting charge for a replacement key.

Interest on late rent payments, if the rent is outstanding for 14 days or more. The interest rate is 3% above the Bank of England base rate for each day the rent is unpaid.

#### PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

#### PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

#### THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

#### THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.



**Council Tax Band: Exempt**  
**EPC Rating:**

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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.

