



Retail Investment

5/5a Front Street, Lanchester, County Durham DH7 0LA

- Part tenanted investment producing £9,500 per annum income
- Combined floor area approximately 1,094 sq. ft. (101.7 sq. m.)
- Prominent position on busy Front Street, Lanchester village centre
- Ground floor let to established beauty and massage business
- First floor vacant (Currently being marketed at £5,500 per annum)
- On-street parking available nearby within the village centre

Price: £180,000 Freehold

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Location

The unit occupies a prominent position on Front Street, the main thoroughfare running through the attractive and popular village of Lanchester, situated approximately 8 miles west of Durham City and around 5 miles north-east of Consett. Front Street serves as the village's principal retail and commercial area, hosting a good mix of local independent traders, cafés, convenience stores, and professional services, ensuring steady footfall throughout the day.

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

An attractive fully tenanted investment opportunity comprising a two-storey mid-terrace sandstone property beneath a pitched slate roof, currently producing a rental income from the ground floor of £9,500 per annum, the first floor has recently become vacant but is currently being advertised with an asking rent of £5,500 per annum.

The ground floor is occupied by the established Defined Beauty & Massage business and extends to approximately 565.5 sq. ft. (52.54 sq. m.), comprising a well-presented retail/salon area together with ancillary storage, kitchen facilities, and W/C accommodation.

The first floor extends to approximately 529.15 sq. ft. (49.16 sq. m.) and is presented to a good standard throughout, currently arranged to provide a reception area, three private offices, kitchen facilities, and W/C accommodation, offering flexible office space suitable for a variety of occupiers.

Parking

There is on street parking, within the area.

Price

£180,000

Tenure

Freehold

Rental income/ Tenant info

5 Front Street, Lanchester DH7 0LA

Tenant – Defined Beauty & Massage

Floor Area - 565.5 sq. ft. (52.54 sq. m.)

Rental Income - £9,500 per annum

5a Front Street, Lanchester DH7 0LA

Tenant – Vacant

Floor Area - 529.15 sq. ft. (49.16 sq. m.)

Rental Income - No Income (Formerly £5,500 per annum)

EPC Rating

C/C

Viewing

Strictly by appointment through this office.

Rateable Value (5a Front Street)

The 2026 Rating List entry is Rateable Value £5,100

Rateable Value (5 Front Street)

The 2026 Rating List entry is Rateable Value £8,800

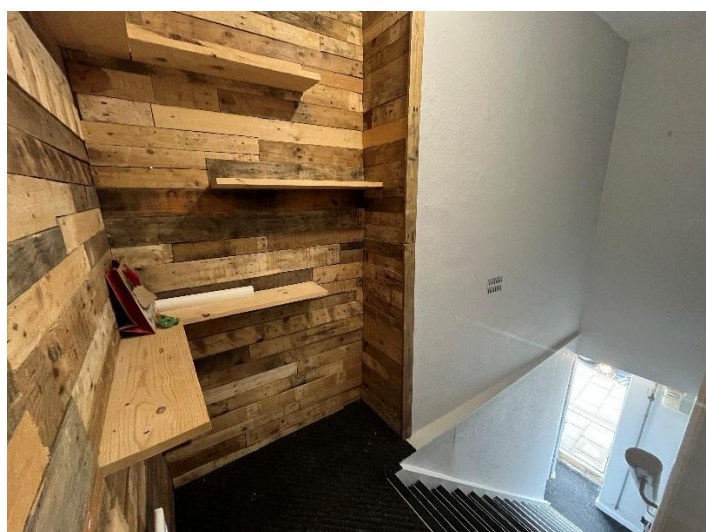
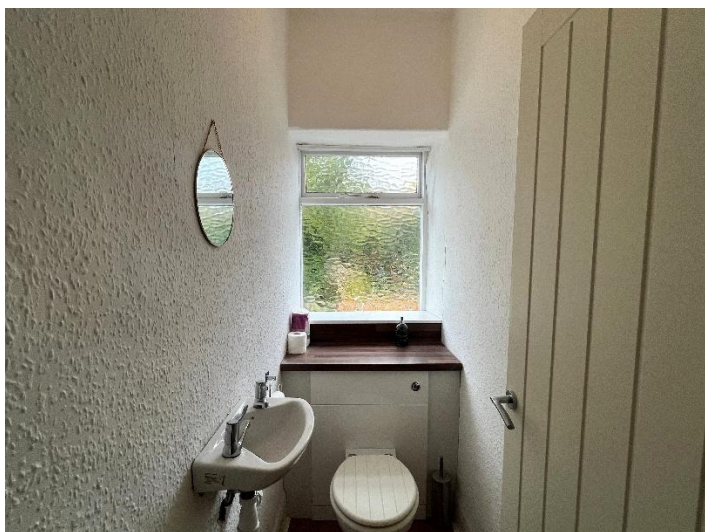
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3. Any areas, measurements and distances given are approximate only.

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Amended: 25th August 2026

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