STUART EDWARDS









Front Street

, Great Lumley DH3 4JB

- PRIME COMMERCIAL UNIT TO LET IN HIGH-VISIBILITY VILLAGE LOCATION
- IN THE HEART OF GREAT LUMLEY
- RECEPTION AREA & 3 TREATMENT ROOMS
- UPVC DOUBLE GLAZED & ELECTRIC HEATING
- OPPOSITE COMMUNITY CENTRE WITH BUS STOP CLOSE BY
- PROMINENT FRONTAGE WITH STRONG LOCAL FOOTFALL
- BEAUTIFULLY RENOVATED
- KITCHEN & CLOAKROOM/WC
- FIBRE BROADBAND
- ADJACENT PUBLIC CAR PARK FOR EASY CUSTOMER ACCESS

£695 Per Month

Council Tax Band: Exempt
EPC Rating:

FULL DESCRIPTION
A prime commercial unit to let on Front Street, Great Lumley, offering excellent visibility, strong local footfall and a ready made, high-quality workspace suitable for a wide range of businesses. Its prominent frontage and central village position make it ideal for retail, beauty and wellness, professional services, training providers, consultancy, therapy practices, boutique office use and other customer-facing operations, subject to any required consents.

Currently arranged as a beauty salon and accredited training venue, the interior has been tastefully renovated to create a calm, professional environment ready for immediate occupation. An entrance porch leads into a welcoming reception area, with three private treatment/consultation rooms, a kitchen area and a cloakroom/WC. The unit benefits from UPVC double glazing, electric heating and Fibre Broadband, ensuring a modern and efficient workspace for staff and clients.

The location is a major advantage. Positioned directly opposite the community centre, with a bus stop close by and an adjacent car park, the property offers excellent accessibility for customers, staff and visitors. Great Lumley provides a supportive mix of local amenities, independent businesses and a strong residential catchment, helping to drive consistent customer activity throughout the day.

Regional connectivity is superb. The unit sits approximately 3 miles from Chester-le-Street and 7 miles from Durham City Centre, with the nearby A1(M) offering fast access to Newcastle, Sunderland and wider North East employment hubs. This makes it an attractive base for businesses serving multiple areas.

Overall, 152 Front Street offers a rare turnkey rental opportunity. This is a high-spec, versatile commercial unit in a strong, accessible and well connected location. Early viewing is essential to appreciate the quality and potential of this impressive space.

PORCH
With UPVC double glazed entrance door and spot lighting.

RECEPTION AREA
21'7" x 7'8"
Vinyl flooring, feature wall panelling, electric radiator and spot lighting.

KITCHEN
2'11" 6'0"
Range of handless wall and floor units with laminate worktops and inset stainless steel sink with hot water heater. Tiled walls and flooring.

CLOAKROOM/WC
2'10" x 5'10"
Low level wc, vanity unit with inset wash hand basin, electric heater, extractor fan and tiled walls and flooring.

TREATMENT ROOM
10'6" x 7'7"
Range of fitted handless wall and floor units with laminate worktop, electric wall heater, spot lighting and vinyl flooring.

TREATMENT ROOM
8'2" x 9'3"
Acoustic feature wall panelling, vinyl flooring, electric wall heater and spot lighting.

TREATMENT ROOM
8'1" x 6'0"
Vinyl flooring, electric wall heater and spot lighting.







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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.