

STUART EDWARDS



Front Street

, Great Lumley DH3 4JB

- PRIME COMMERCIAL UNIT
- IN THE HEART OF GREAT LUMLEY
- RECEPTION AREA & 3 TREATMENT ROOMS
- UPVC DOUBLE GLAZED & ELECTRIC HEATING
- FREEHOLD
- WITH EXCELLENT FOOTFALL
- BEAUTIFULLY RENOVATED
- KITCHEN & CLOAKROOM/WC
- FIBRE BROADBAND
- ADJACENT CAR PARK FOR EASY ACCESS

Asking Price £85,000



Council Tax Band: Exempt
EPC Rating:

FULL DESCRIPTION

This prime commercial unit on Front Street, Great Lumley offers an excellent opportunity for businesses seeking a high-visibility position in a thriving village setting. Enjoying a prominent frontage and steady local footfall, the property is ideally placed for a wide range of retail, office or service-based uses, subject to any necessary consents.

Currently configured as a beauty salon and accredited training venue, the interior has been meticulously renovated and tastefully finished to create a calm, professional environment. An entrance porch leads into a welcoming reception area, flowing through to three private treatment 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 ready for immediate occupation.

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 clients, staff and visitors. Great Lumley itself provides a supportive mix of local amenities, independent businesses and residential catchment, helping to drive consistent customer activity.

Regional connectivity is superb, with the unit situated approximately 3 miles from Chester-le-Street and 7 miles from Durham City Centre. The nearby A1(M) provides fast commuter access to Newcastle, Sunderland and other key employment hubs across the North East, making this an attractive base for businesses serving multiple areas.

Overall, 152 Front Street represents a rare turnkey opportunity to acquire a high-spec, ready-made commercial unit in a strong, accessible and well-connected location. Internal inspection 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 handleless 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 handleless 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.

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.



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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.