STUART EDWARDS



High Street South

Langley Moor, Durham DH7 8JN

- INVESTMENT OPPORTUNITY
- GROUND FLOOR RETAIL UNIT WITH DOUBLE-FRONTED DISPLAY WINDOWS
- PRIVATE PARKING TO THE REAR
- EASY ACCESS TO DURHAM CITY CENTRE AND A690
- SOUNDPROOFING INSTALLED DURING RENOVATION WORKS
- PROMINENT HIGH STREET POSITION
- SELF-CONTAINED FIRST FLOOR UNIT
- EXCELLENT FOOTFALL AND PASSING TRADE
- RECENTLY INSALLED GAS COMBI BOILER

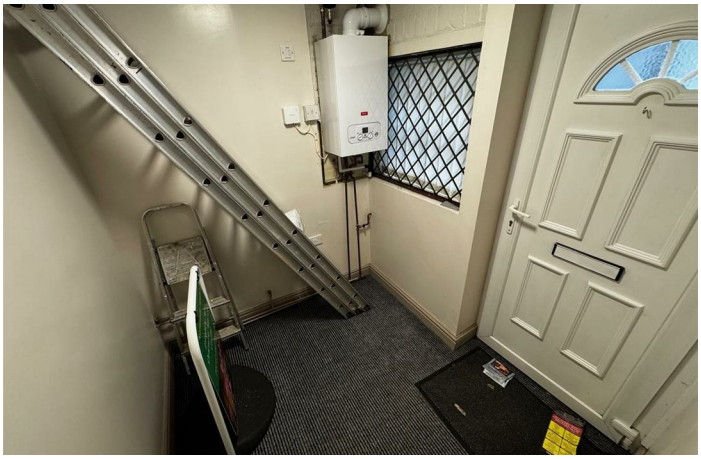
Asking Price £175,000

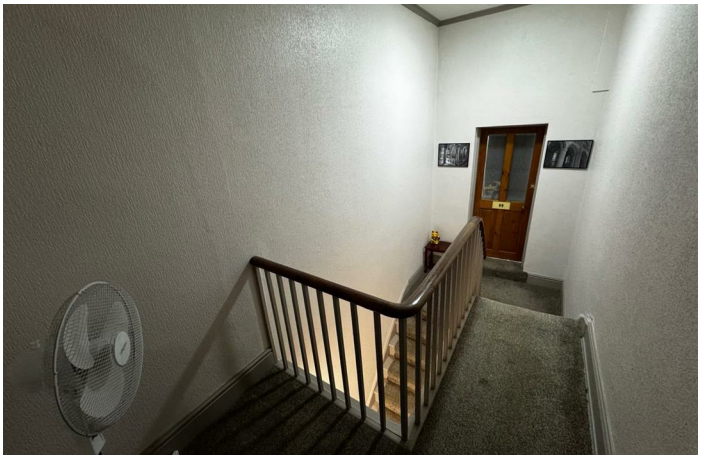












FULL DESCRIPTION

An excellent investment opportunity to acquire a prominent mixed-use property occupying a highly visible position on the busy High Street South in Langley Moor. Benefiting from strong passing trade and excellent local footfall, the property comprises a well-presented ground floor retail unit together with a fully self-contained first floor premises, both enjoying independent access and flexible future potential.

Previously occupied by a successful florist, the ground floor retail space features an attractive double-fronted UPVC display window, providing excellent exposure to passing pedestrians and vehicles. The accommodation includes a spacious front sales area, rear retail/storage space, useful storage cupboard, fitted kitchen facilities, cloakroom/WC and rear entrance lobby with access to two private parking spaces.

The first floor benefits from its own dedicated entrance directly from High Street South, together with separate rear access, making it ideal for a variety of business uses. Renovation works undertaken by the current owner included the installation of soundproofing, providing additional versatility should the accommodation be considered for alternative uses in the future, subject to any necessary consents.

Internally, the first floor comprises a welcoming entrance lobby, hallway, separate male and female WC facilities, bathroom, main office, treatment room and kitchen. Further benefits include UPVC double glazing throughout and a recently installed gas combination boiler providing efficient central heating to all first floor rooms.

Situated within a thriving local shopping parade serving Langley Moor and the surrounding residential communities, the property enjoys excellent visibility, strong pedestrian footfall and convenient access to Durham City Centre, the A690 and regional transport links.

Rarely do opportunities of this nature become available. This versatile and well-maintained commercial property offers investors and owner-occupiers alike the chance to acquire premises in an established and popular trading location.

Early viewing is strongly recommended.

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.

SHOP

16'2 x 15'7
With UPVC double fronted display window.

SHOP

14'6 x 12'5
Storage cupboard.

KITCHEN
Range of wall and floor units.
Rear entrance door.

CLOAKROOM/WC
Low level wc, wash hand basin and extractor fan.

REAR ENTRACE LOBBY
With under stair storage cupboard.

FIRST FLOOR ENTRANCE LOBBY
Leading to hallway and stairs to half landing.

HIS & HERS WC FACILITIES

FULLY EQUIPPED BATHROOM

TREATMENT ROOM
14'7" x 13'8"
Situated at the rear of the building with double radiator and double doors leading to the front office.

OFFICE
17'3" x 12'4"
Double radiator.

KITCHEN
11'8" x 7'4"
Range of wall and floor units with laminate worktops and inset stainless steel single drainer sink unit. Double radiator.

TWO OFF ROAD PARKING SPACES
Situated at the rear of the property.

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

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 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.

PROPERTY VIEWING.
Contact Stuart Edwards Estate Agents for an appointment to view.

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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.