



TO LET



Prominent Unit on Established Retail Parade

79.99 sq m (861 sq ft)

Rent **£7,500 pax**

38 HIGH STREET SOUTH
LANGLEY MOOR
DURHAM
DH7 8JW

- Popular Co. Durham Village c. 2 Miles from Durham City Centre
- High Volumes of Passing Traffic
- Surrounding Occupiers: Tesco Express, Lidl & RSPCA
- Brand New Shop Front
- Would Suit a Variety of Uses (Subject to Consents)

LOCATION

The property is located in Langley Moor, a small County Durham village, approximately 2 miles south of Durham City Centre and 9 miles north of Bishop Auckland.

The subject property occupies a prominent position on High Street which is the main retail pitch within the village. Notable nearby operators include: Tesco Express, Lidl, RSPCA and Salvation Army.

DESCRIPTION

The building comprises a mid-terrace property under a pitched slate roof. The property is arranged over two floors, with retail accommodation to the ground floor and residential on the first.

The available space comprises, a ground floor retail unit with open plan sales to the front and ancillary storage and staff WC facilities to the rear. The premises is well presented with double fronted glazed retail frontage with signage over, finished floorboards, plastered, skimmed walls and freshly decorated walls.

ACCOMMODATION

	sq m	sq ft
Ground Floor	79.99	861
TOTAL	79.99	861

TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at a rent of £7,500 pax.

BUSINESS RATES

Rateable Value: £6,300 (23/24)
Estimated Rates Payable: £0

Our estimate is calculated by applying the appropriate Business Rate Multiplier to the RV and adjusting for Small Business Rate Relief. Not all properties or 'small businesses' qualify for relief. Interested parties must confirm the rates payable with DCC.

ENERGY PERFORMANCE

EPC rating - C 60.

LEGAL COSTS

Each party to be responsible for their own costs.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

VIEWING & FURTHER INFORMATION

For general enquiries and viewing arrangements please contact:

Daryl Carr I t: 0191 731 8660 I e: daryl@grahamshall.com

AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

