



## 5 Station Road, Ushaw Moor, County Durham DH7 7PX

- Ground Floor Retail Unit
- Former Barbers (Suitable for a Variety of Uses, stpp)
- Floor Area circa 69.59 sq.m. (749 sq.ft.)
- Electric Roller Shutters
- Off Street Parking
- New Lease Terms Available

**Rent: £7,800 per annum**

# COMMERCIAL

## Location

Ushaw Moor is a pit village in County Durham. It is situated to the west of Durham, a short distance to the south of Bearpark. In the last 30 years the village has become the centre of the Deerness Valley and has prospered. The good schools and amenities within the village have meant it has become popular with first time buyers and is a popular place in which to live and work, due to the good links with Durham and Newcastle.

## Description

A mid terrace two storey property with pitched slate roof consisting ground floor retail.

The retail premises have a floor area circa 69.59 sq. m. (749 sq. ft.). It has previously been used for a barbers, but can be used for a variety of uses (stpp)

To the rear of the property is a small yard.

Area	sq. m.	sq. ft.
<b>Ground Floor</b>		
Retail	19.13	205.91
Retail 2	16.78	180.61
Retail 3	17.40	187.29
Kitchen	4.45	47.89
Kitchen/Store	9.09	97.84
W/C	2.74	29.49
<b>Total</b>	<b>69.59</b>	<b>749</b>

## Use Class

Class E (retail/café/salon).

The unit did have a licence approved for hot food takeaway (sui generis) however this has expired and would need to be re-applied for.

## Tenure

Leasehold – New lease terms are available

## Rent

£7,800 per annum

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2026 Rating List entry is Rateable Value £2,500

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## EPC Rating: C

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I386

Prepared 30<sup>th</sup> January 2026

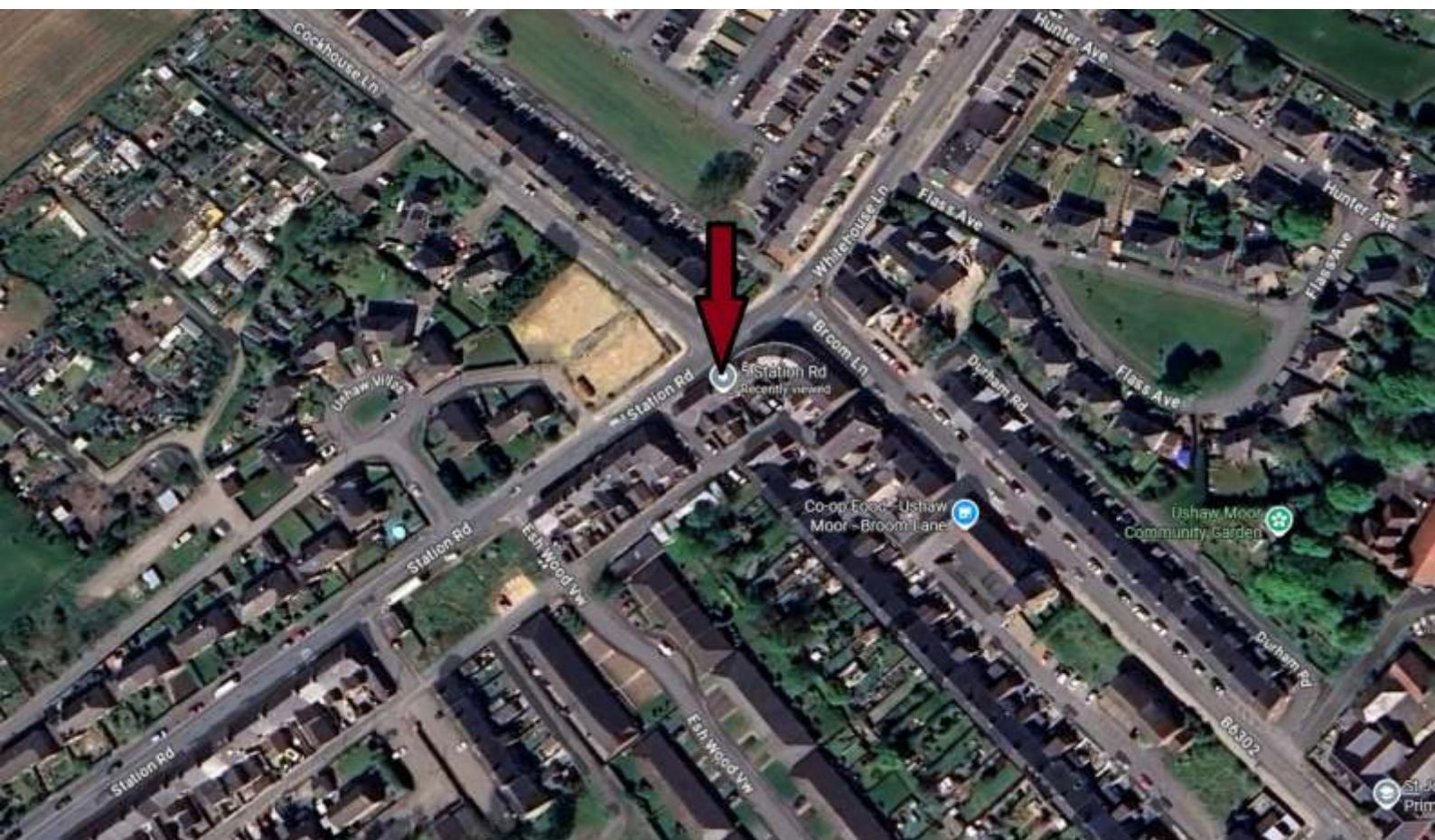
# COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573

# COMMERCIAL



Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

R573