



The Old Stables, Rear of High Street South, Langley Moor, DH7 8JW

Freehold Workshop Premises with First Floor Offices

SUMMARY

Tenure	For Sale
Size	2,055 sq ft / 190.92 sq m
Price	£85,000
Rates Payable	£1,101.60 per annum Or £0 per annum with SBRR
Rateable Value	£2,550
EPC Rating	E (104)
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Two workshops with ancillary first floor office accommodation
- Electrically operated roller shutter doors to both workshops
- Suitable for a variety of workshop, storage and light industrial uses
- No business rates payable (subject to eligibility)
- Convenient access to Durham City and the A690
- Ideal owner-occupier premises for business or hobby workshop use

LOCATION

The property is situated to the rear of High Street South within the well-established village of Langley Moor, approximately 2 miles south-west of Durham City Centre.

Langley Moor provides excellent access to the A690, which in turn connects with the A1(M), Durham City, Crook and the wider County Durham road network. The surrounding area comprises a mixture of residential, commercial and industrial occupiers.

WHAT3WORDS

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DESCRIPTION

The property comprises two workshop buildings together with first floor office accommodation above the front workshop, extending to approximately 2,055 sq ft overall.

The front workshop benefits from an electrically operated roller shutter door directly onto High Street South Back, together with separate pedestrian access from the lane running alongside the property. The first floor offices and second workshop are also accessed from the lane through the existing double gates. Both workshops benefit from electrically operated roller shutter doors, providing straightforward access for vehicles and equipment.

Whilst relatively simple in nature, the property offers flexible accommodation suitable for a variety of workshop, storage and light industrial uses.

The property is considered likely to appeal primarily to owner-occupiers including tradespeople, engineering and motor trade businesses, together with private individuals seeking secure workshop accommodation for hobbies, vehicle restoration or general storage.

ACCOMMODATION

Floor/Unit	Description	sq ft	sq m
Ground	Workshop 1	895	83.15
Ground	Workshop 2	580	53.88
1st	Offices	580	53.88
Total		2,055	190.91

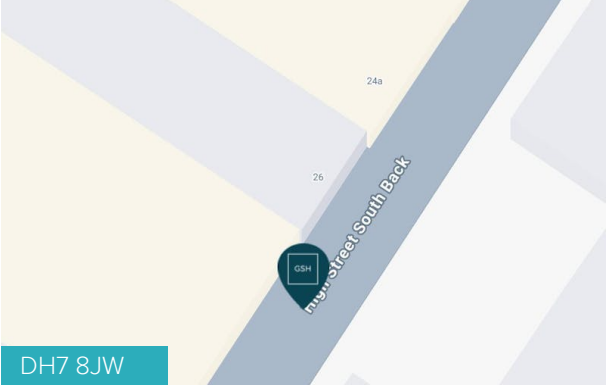
PRICE

£85,000 for the benefit of our clients Freehold interest.

BUSINESS RATES

Rateable Value: £2,550 (effective 1 April 2026)

Qualifying occupiers may benefit from 100% small business rate relief, resulting in no rates being payable. Otherwise, the estimated liability is £1,101.60 per annum. Interested parties should verify the position with the Local Authority.



VIEWING & FURTHER INFORMATION



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