



6 Front Street, Sacriston, Durham, DH7 6LE

Prominent Ground Floor Retail / Office Premises

SUMMARY

Tenure	To Let
Size	748 sq ft / 69.49 sq m
Rent	£9,600 per annum
Rates Payable	£1,890.90 per annum Or £0 per annum with SBRR
Rateable Value	£4,950
EPC Rating	B (47)
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Prominent position at the signal-controlled junction on Front Street
- Excellent glazed frontage providing strong display and branding opportunities
- Suitable for retail, office, professional, beauty, healthcare and other commercial uses (subject to consents)
- Landlord to remove previous tenant's fit-out and redecorate prior to occupation
- Potential for 100% Small Business Rates Relief (subject to eligibility)
- Excellent visibility to passing vehicular traffic

LOCATION

The property occupies a prominent position on Front Street, Sacriston's principal commercial thoroughfare, forming part of the signal-controlled four-way junction with Plawsworth Road and Witton Road, approximately 3.5 miles north-west of Durham City Centre.

The surrounding area comprises a well-established mix of national, regional and independent occupiers including Tesco Express, Heron Foods, William Hill, DH1 Lettings & Sales and IFry Sacriston, together with a variety of other local retailers, food operators and service providers. The location benefits from excellent visibility to passing traffic together with convenient roadside parking nearby.

WHAT3WORDS

///beak.unusually.motel

DESCRIPTION

The property comprises a ground floor retail / office premises providing predominantly open plan accommodation together with ancillary office, storage and staff facilities.

Kitchen and WC facilities are available and are shared with the adjoining occupier.

The landlord will remove the previous tenant's fit-out prior to occupation and carry out a programme of redecoration, allowing an incoming occupier to adapt the premises to suit their own business requirements.

The property is considered suitable for a wide variety of retail, office, professional, beauty, healthcare and other commercial uses, subject to any necessary statutory consents.

ACCOMMODATION

Floor/Unit	sq ft	sq m
Ground	748	69.49

TERMS

The property is available to let on a new lease for a term of years to be agreed at a rent of £9,600 per annum exclusive.

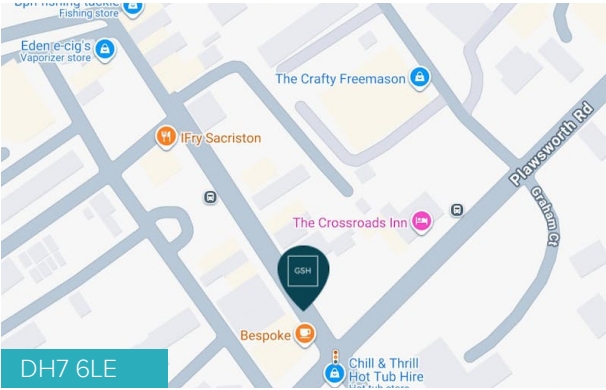
BUSINESS RATES

Rateable Value: £4,950 (effective 1 April 2026).

Qualifying occupiers may benefit from 100% Small Business Rates Relief, resulting in no rates being payable. For occupiers who do not qualify, we understand the rates payable will be approximately £1,891 per annum. Interested parties should verify the position with the Local Authority.

EPC

B (47)



VIEWING & FURTHER INFORMATION

GS

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