



Sawmills Lane, Brandon, Durham, DH7 8BJ

Detached Commercial Unit with Forecourt Parking & Gated Yard

SUMMARY

Tenure	To Let
Available Size	1,365 sq ft / 126.81 sq m
Rent	£15,000 per annum
Rateable Value	£8,000 (SBRR Available)
BER Rating	C (71)
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Generous Forecourt with Parking for c. 7 Vehicles
- Only 100 yds from the A690 Arterial Route
- Close to Meadowfield Surgery, Well Pharmacy & Directly Opposite Stoneacre Durham (Kia & Suzuki)
- Suitable for a Variety of Commercial Uses Due to Flexible Layout

LOCATION

The property is situated on Sawmills Lane, just 100 yards from the A690 — a key arterial route linking Durham City Centre with Crook and Bishop Auckland. It lies approximately 3 miles south-west of Durham, in the village of Brandon, close to Meadowfield Industrial Estate and City West Business Park.

Nearby occupiers include Meadowfield Surgery, Well Pharmacy, and Stoneacre Durham (Kia & Suzuki), contributing to a well-established mixed-use setting. The location benefits from excellent access to the A167 and A1(M), making it highly accessible to the wider region.

DESCRIPTION

The property comprises a detached, single-storey commercial unit of brick construction with a flat felt roof. Internally, it has most recently operated as a hair and beauty salon and now offers clean, well-presented accommodation ready for re-use or adaptation.

The layout features a spacious open-plan area with multiple partitioned rooms suitable for treatment, office, or consulting use, along with a kitchen, WC and ancillary storage. The interior benefits from laminate flooring, suspended ceilings with LED lighting, and a gas central heating system.

Externally, the property offers a forecourt providing on-site parking for approximately 7 vehicles, and a secure, gated rear yard surfaced in tarmac and concrete. The unit is suitable for retail, healthcare, salon, office, or other commercial uses (subject to consents), and the landlord is willing to refurbish or redevelop by agreement, depending on lease terms and tenant covenant.

ACCOMMODATION

Name	sq ft	sq m
Ground	1,365	126.81

TERMS

The property is available by way of a new lease on full repairing and insuring terms at a quoting rent of £15,000 per annum exclusive.

The Landlord is open to discussion regarding the refurbishment or redevelopment of the premises, subject to lease terms and the strength of the proposed Tenants covenant.

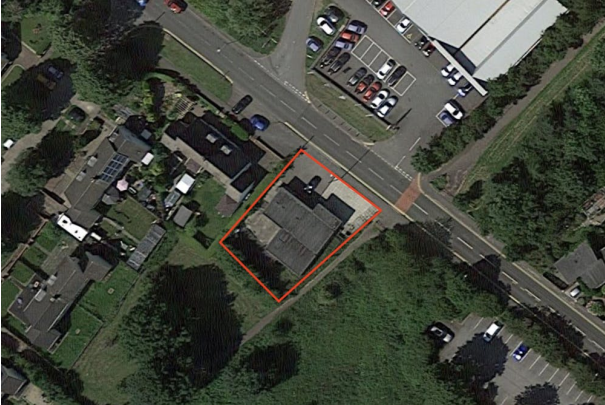
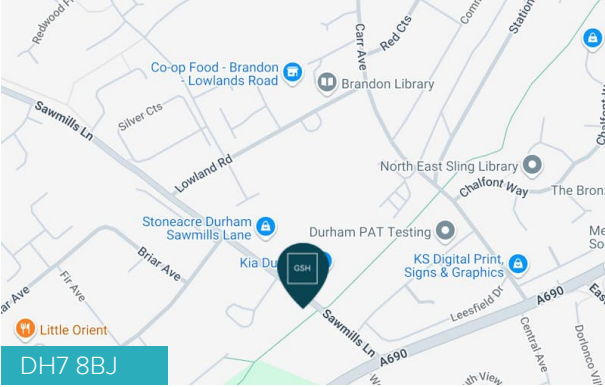
BUSINESS RATES

Rateable Value: £8,000 (Effective 1st April 2023)

If eligible for Small Business Rates Relief, no rates will be payable.

Without relief, the rates payable are currently £3,992 per annum.

Interested parties should however, confirm this with the Local Authority.



VIEWING & FURTHER INFORMATION



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