



Retail in DH7

Front Street, Sacriston, Durham, Durham,
DH7 6JS

£85,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Prominent Front Street Location
- ✓ Two Storey Property
- ✓ Ground Floor Salon
- ✓ First Floor Beauty Rooms
- ✓ Investment Opportunity

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

COMMERCIAL PROPERTY FOR SALE BY AUCTION

****For Sale by Auction – 23 Front Street, Sacriston, Durham, DH7 6JS****

A fantastic opportunity to acquire a ****prominent two-storey commercial property**** situated on Front Street in the established village of Sacriston, Durham.

The property is currently configured to provide a ****ground floor hairdressing salon****, with the ****first floor arranged as beauty treatment rooms****, offering an excellent opportunity for an owner-occupier, investor or operator looking to acquire an established and versatile commercial premises.

The existing layout lends itself particularly well to the ****hair and beauty sector****, with the ground and first floors providing clearly defined areas that could potentially be operated together or adapted to suit a variety of commercial requirements, subject to any necessary consents.

Investment & Development Potential.

The property is considered suitable for a variety of purchasers, including:

- * ****Owner-occupiers**** looking to establish or expand a hair and beauty business
- * ****Investors**** seeking a commercial property with existing hair and beauty accommodation
- * ****Hair and beauty operators**** looking for a combined salon and treatment facility
- * ****Entrepreneurs**** seeking flexible commercial premises
- * Purchasers looking to ****reconfigure or adapt the accommodation****, subject to the necessary planning and statutory consents

The existing two-storey configuration provides flexibility and scope for a purchaser to utilise the accommodation to suit their individual business model.

****Interested parties are advised to make their own enquiries and satisfy themselves regarding the accommodation, planning, permitted use, business rates, utilities and any other matters relating to the property prior to bidding.****

****Auction details, guide price, tenure and legal information to be confirmed within the auction particulars.****

Price: Starting Bid £85,000

Property Type: Retail

Business Type: Hairdressers

Internal Size: 1130 Square Feet

External Size: 1130 Square Feet

Parking: On Street

Location

The property occupies a prominent position on ****Front Street, Sacriston****, an established residential and commercial area situated approximately a short distance from Durham City.

Sacriston benefits from a range of local amenities and services, with the property positioned within an established commercial setting and benefiting from its position on the village's principal shopping and service area.

The location provides convenient access to the wider Durham area and surrounding road network.

Accommodation

GROUND FLOOR – Hairdressing Salon******

The ground floor is currently fitted out and used as a hairdressing salon, providing an open and practical commercial space suitable for customer-facing operations.

FIRST FLOOR – Beauty Rooms******

The first floor has been configured to provide a number of beauty treatment rooms, offering additional commercial accommodation and the potential for complementary beauty and wellness services.

The existing arrangement provides an appealing opportunity for an operator to run a combined hair and beauty business from one premises, or for an investor to explore separate occupational arrangements, subject to the necessary permissions and consents.

Rateable value

Current rateable value £3,700 (April 2026 to present). Sourced from VOA.

Tenure

Freehold. Title number DU65027.

EPC

Awaiting a copy of the Energy Performance Certificate.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial.ne@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Front Street, Sacriston, Durham, Durham, DH7 6JS

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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