



City Centre Retail Unit To Let

76 NORTH ROAD, DURHAM CITY, DH1 4SQ

- Ground Floor Retail Extending to 60.57 sq m (652 sq ft)
- High Footfall Area with Surrounding Occupiers Including: Sainsbury's Local, Iceland, Boots, Hays Travel, Subway & Greggs
- Less than 0.25 Miles from Durham Main Line East Coast Railway Station and City Centre Regional Bus Terminus
- Only 50m from the New Riverwalk Mixed Use Retail, Leisure & Residential Development (Under Construction) Incorporating New Multi-Screen Cinema, Bars, Restaurants, Retail & Student Residential
- Would Suit a Variety of Uses (Subject to Planning)
- New EFRI Lease Available at a Rent of £20,000 pax

SITUATION

Durham City Centre is an easily accessible and very popular destination that is well connected to all the surrounding nearby towns. With the A1(M), a major north south trunk road and good link roads, Newcastle, Darlington and Sunderland all lie within a 30 minute drive time.

There is also excellent rail, coach and bus services into Durham from the surrounding major conurbations and the City enjoys a healthy number of visitors and tourists from all over the country.

The property occupies a prominent position on North Road with surrounding occupiers including: Sainsbury's Local, Boots, Hays Travel, Subway, Iceland & Greggs.

The new Odeon multiplex cinema is due to open later this year in the former Gates Shopping Centre which is being rebranded as The Riverwalk and will house a number of retail, restaurant and leisure operators including Cosy Club & Turtle Bay. In addition, the development will provide over 250 student bedrooms and covered parking for close to 500 vehicles.

DESCRIPTION

The premises comprise a self-contained ground floor café / restaurant unit within a two-storey brick and stone-built property. The unit benefits from extensive glazed frontage, sales / seating area, kitchen & wc facilities but would suit a number of alternate retail uses.

ACCOMMODATION

Ground Floor Retail 60.57 sq m (652 sq ft)
WC Facilities

TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at a rental of £20,000 pax.

RATING ASSESSMENT

We understand that the premises have a rateable value of £23,500 effective from 1st April 2017.

It is recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority. As a new occupier, rights of appeal may exist against the assessment.

ENERGY PERFORMANCE

The property has an EPC rating of 72 within Band C.

LEGAL COSTS

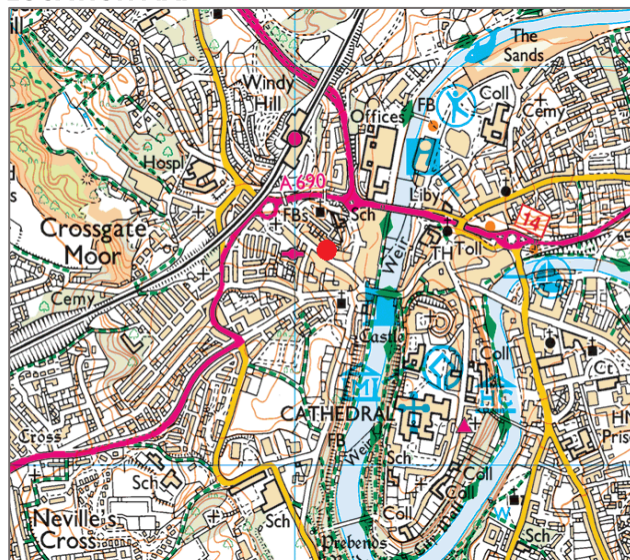
Each party to be responsible for their own costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT.

VIEWING

For general enquiries and viewings please contact Graham S Hall Chartered Surveyors on 0191 731 8660 or email info@grahamshall.com

LOCATION MAP**AGENTS NOTE**

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

IMPORTANT NOTICE

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