

RETAIL UNIT TO LET

61 North Road, Durham, DH1 4SQ

Bradley Hall
CHARTERED SURVEYORS & ESTATE AGENTS



- City Centre Retail Unit To Let
- Ground Floor Sales 86.03 m² (926 sq ft)
- Opposite Site of new Bus Station

- High footfall
- Would suit a variety of uses (STPP)
- Densely populated student area

RENT £22,000 Per Annum

LOCATION

The subject property is situated on North Road which a busy pedestrianised shopping area with neighbouring occupiers including Salvation Army, William Hill and Warhammer.

The property is close to Framwelgate Bridge leading to Silver St, Market Place and Saddler Street with an array of bars and restaurants.

The property is situated on North Road, which is a commercial linear retailing street, running from the prime shopping area of Silver Street to the future bus station which is under construction situated at the north west end of North Road.

There is a substantial presence of student accommodation in the immediate vicinity of North Road which represents a substantial proportion of the footfall.

DESCRIPTION

The subject property provides ground floor retail accommodation with glazed frontage and recessed door with sales area, kitchen and w/c facility. The building also benefits from a rear service goods lift.

ACCOMMODATION

Ground Floor Sales 86.03 m² (926 sq ft)

RATING ASSESSMENT

Description	RV	Estimated Rates Payable
Shop and Premises	£19,000	£9,481

We are advised that the rateable value of the premises as at 1 April 2017 is £19,000 and we have estimated the accrual rates payable for the current year above. This is based on the standard Small Business Rate of 49.9p in the pound. However, interested parties should confirm the current position with the Local Authority.

EPC RATING

TBC

TERMS

Available to let on a new effective full repairing and insuring lease for a term of years to be agreed at an asking rent of £22,000 per annum.

VAT

VAT is not applicable on the rent or service charge.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VIEWING

For general enquiries and viewing arrangements please contact sole agents Bradley Hall Chartered Surveyors on 0191 383 9999.

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AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

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 above 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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Registered in England No. 07236458

1 Hood Street, Newcastle upon Tyne, NE1 6JQ.



Bus stops located directly opposite the property



0.3 miles from Durham Train Station



0.1 miles to A690 linking to A1(M)



17.7 miles from Newcastle International Airport