



## Unit 6

Lowland Road, Durham, Brandon, DH7 8NN

### RETAIL UNIT

**593 sq ft**  
(55.09 sq m)

- Opposite Co-op store
- On site parking
- Flexible lease terms



# Unit 6, Lowland Road, Durham, Brandon, DH7 8NN

## Summary

<b>Available Size</b>	593 sq ft
<b>Rent</b>	£7,000 per annum
<b>Rateable Value</b>	£5,600 The unit will qualify for full rate relief
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (99)

## Description

The property comprises a ground floor retail unit situated at the end of a brick built retail parade. Internally the accommodation is divided to form an open plan sales area with rear w/c. A large customer car park is situated adjacent to the store.

## Location

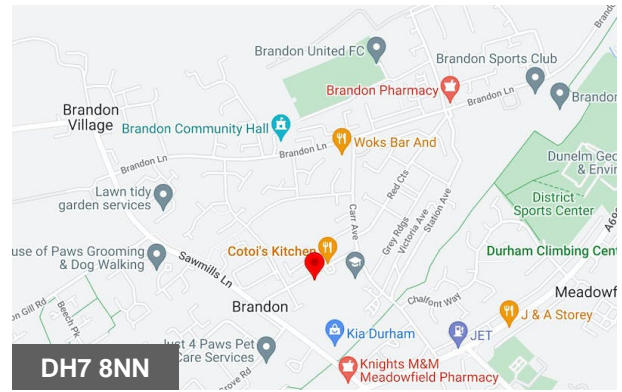
The property is situated within the Co-operative shopping complex which fronts Lowland Road in the popular Durham suburb of Brandon. The complex is anchored by a large Co-op store and is home to a Greggs and a number of other independent retailers.

## Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be negotiated and agreed at a commencing rental of £7,000 per annum exclusive of business rates, utility costs, service charge, insurance, VAT and all other outgoings

## Planning

We understand the unit has the benefit from E Use Class however recommend interested parties to make their own enquiries via the local authority.



## Viewing & Further Information



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