



City Centre Retail Unit To Let

UNIT 4, 1-7 NORTH ROAD, DURHAM, DH1 4SH

- Ground Floor Retail Unit Extending Approximately 82.70m² (890 ft²)
- High Footfall Area Less than 0.25 Miles from Durham Main Line East Coast Railway Station & Regional Bus Terminus
- Surrounding Occupiers Include: Greggs, Starbucks, Sainsbury's Local, Iceland, Specsavers & Halifax
- Opposite the New Riverwalk Mixed Use Development Incorporating Odeon Luxe Cinema, Restaurants, Bars, Retail & Over 250 Students Bedrooms
- New EFRI Lease Available
- Rent £33,000 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, 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 prime position on North Road, next door to Greggs and close to Sainsbury's Local, Iceland, Starbucks, Specsavers and Halifax.

The new Odeon Luxe Cinema has recently opened in the former Gates Shopping Centre which has been rebranded as The Riverwalk and houses a number of retail, restaurant and leisure operators including Turtle Bay, Cosy Club, Estabulo and Pizza Punks. In addition, the development provides over 250 student bedrooms and covered parking for close to 500 vehicles.

DESCRIPTION

The premises comprise a self-contained ground floor retail unit within a two-storey brick-built terrace. The property benefits from double glazed frontage onto North Road and a service corridor to the rear.

ACCOMMODATION

Ground Floor - 82.70 sqm (890 sq ft)

TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at a rent of £33,000 pax.

ENERGY PERFORMANCE

Awaiting EPC.

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.

RATING ASSESSMENT

We understand that the premises have a rateable value of £29,500 effective from 01st April 2023 however, 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.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

VIEWING

For general enquiries and viewing arrangements 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

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

- 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property.
- 4) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for purpose or in working order.