

# TO LET Prime Retail Unit - rarely available

## Ground floor plus extensive 1<sup>st</sup> floor sales

### 7/8 Silver Street Durham DH1 3RB



## LOCATION

The premises are situated in a prime position on the busy pedestrianised pitch of Silver Street- which links the Market Place with North Road. The property is in immediate proximity to many national occupiers including Holland & Barratt, Hotter Shoes, Tesco, Caffè Nero, Body Shop, Lloyds Bank and Card Factory.

## ACCOMMODATION

The unit is arranged to provide relatively clear open plan sales at ground and first floor levels with a small storage area at basement plus a larger stockroom and staff and wc space at first floor level. Access is via a staircase to the front of the property and there are also fire escape staircases to the front and rear.. Heating and cooling is provided by an air conditioning system which is on both levels. Floorplans are available upon request.

The accommodation provides the following floor areas:

<b>Ground floor Sales</b>	<b>269sqm (2895sqft)</b>
<b>First floor sales &amp; stores</b>	<b>307sqm (3305sqft)</b>
<b>Basement stores approx.</b>	<b>18.6sqm (200sqft)</b>

## BUSINESS RATES

The premises are currently assessed at RV £122,000. The premises will be rates free for 12 months from March 2020 due to the government decision to cease business rates as a result of Covid 19.

**Interested parties are strongly advised to verify the position going forward by contacting the local rating authority directly.**

## PLANNING

The premises currently have the benefit of A1 retail use however have potential to be suitable for A2 and A3 uses subject to formal planning consent. The landlord is willing to consider alternative uses subject to proof of tenant covenant strength.

## LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rental in the order of £87,500 per annum exclusive. Incentives may be available subject to status.

## SERVICES

The property has the benefit of electricity water and drainage supplies.

## ENERGY PERFORMANCE

An EPC assessment has been requested and will be carried out shortly.

## LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a new lease.

## VAT

All figures within these terms are exclusive of VAT where chargeable.

**March 2020**

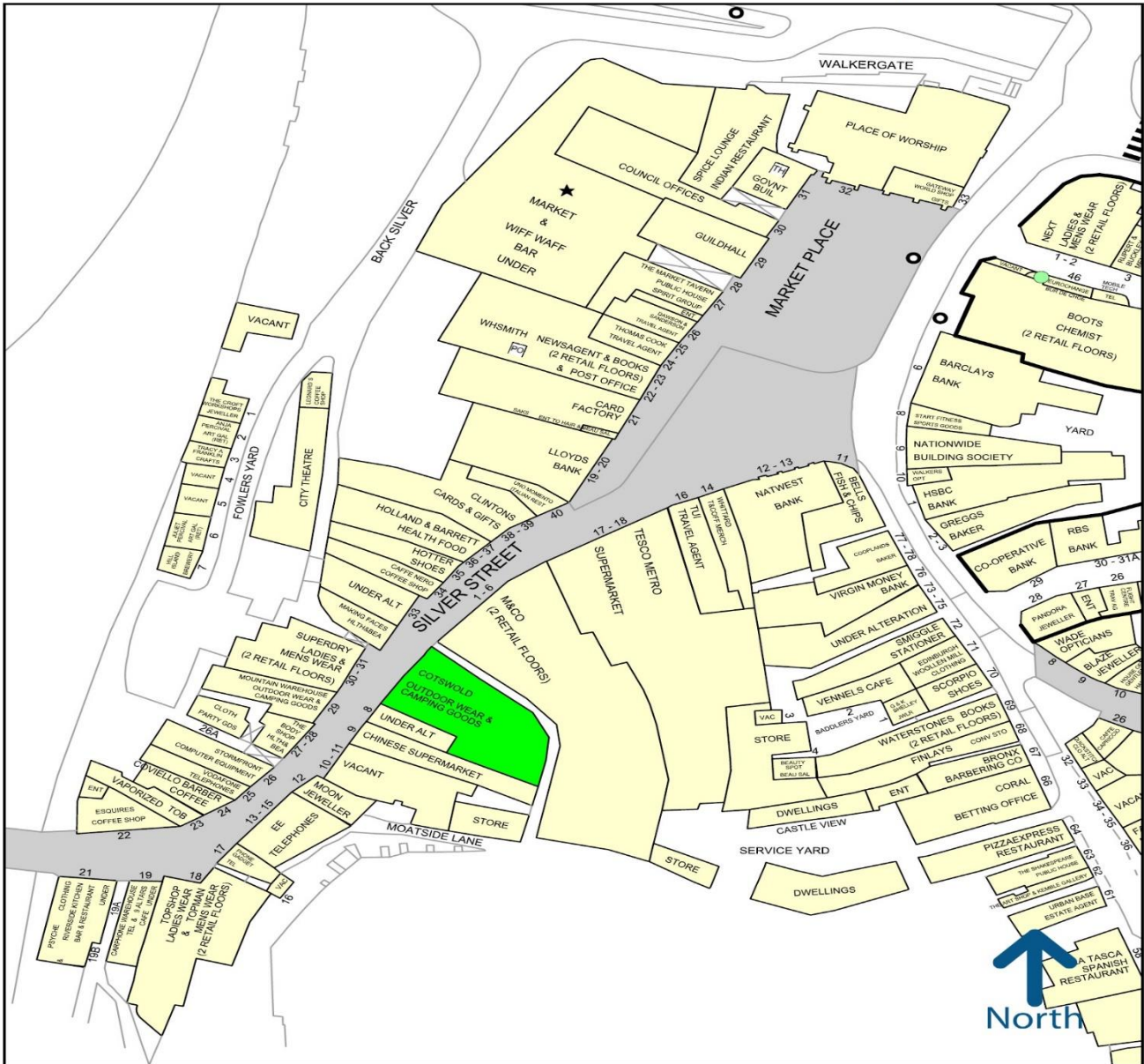
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Durham



50 metres

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