

TO LET Prime Retail Unit with the benefit of Class E use Ground floor space- very prominent position with dual frontage 18 Silver Street Durham DH1 3RB



LOCATION

The premises are situated in one of the most prominent positions on the busy pedestrianised pitch of Silver Street- which links the Market Place with North Road. Due to its 'L-shaped' design the building has the benefit of superb dual frontage to pedestrians walking both down Silver Street and also from people walking across Framwellgate Bridge. The property is in immediate proximity to many national occupiers including Superdry, Mountain Warehouse, Holland & Barratt, Tesco, Caffe Nero and Body Shop.

ACCOMMODATION

The unit is arranged to provide sales at ground floor level and the upper floors are due to undergo a total refurbishment to provide self contained student accommodation. There is rear access to allow loading and access to a bin storage area.

Ground floor Sales area 237.6msq 2558sqft

We understand that the premises have a basement area that was not accessible at the time of inspection. A floorplan illustrating the proposed retail area is available upon request.

BUSINESS RATES

The premises will require re assessment following the residential conversion of the upper floors. **Interested parties are strongly advised to verify the position going forward by contacting the local rating authority directly.**

PLANNING AND USE

The premises have the benefit of class E planning consent. The landlord is willing to consider alternative uses including restaurant 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. Rental offers over £75,000 per annum exclusive will be considered. **A generous incentive package / contribution towards fit out will be available- subject to status and proposed lease terms.**

SERVICES

The property has the benefit of electricity water and drainage supplies. There may be potential to install a 3 phase electricity supply if required. We understand that there may be a gas supply already in the street if required. There is a location for air conditioning units and extraction if required although planning permission may be required.

ENERGY PERFORMANCE

An EPC assessment has been requested.

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 2021

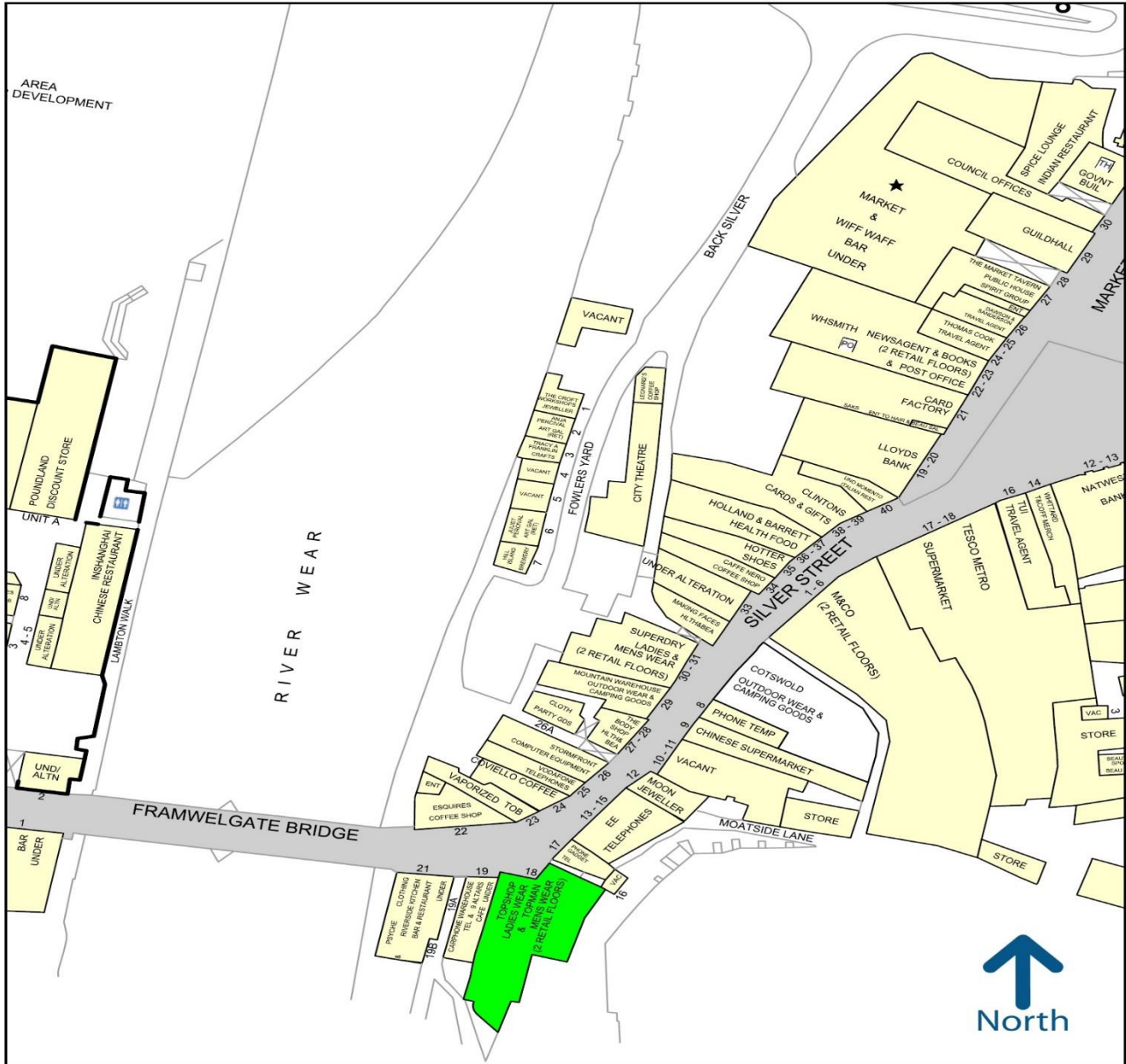
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Durham



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