

 DTZ  
INVESTORS

# WALKERGATE.

DURHAM • DH1 1SQ



# OVERVIEW

Walkergate is Durham's prime city centre leisure destination. A collection of bars and restaurants located within a purpose built 42,646 sq ft open air scheme, opened in 2008.

Walkergate is in a prominent position on Leazes Road (A690) with views over the River Wear, a short walk from Prince Bishops shopping centre and Durham's retail core, and key tourist destinations. It is adjacent to a 103 bed Premier Inn hotel, HM Passport and National Savings & Investments offices, Gala Theatre & Cinema, with Durham Station a 9 minute walk.



**84,974**

10-MINUTE DRIVETIME  
population  
[Source: 2011 Census]

**19,025**

STUDENTS  
Durham University is  
Englands 3rd oldest  
[2018/19]

**26.8%**

AB SOCIO-ECONOMIC  
group (UK average 22.3%)  
[Source: 2011 Census]

**106,000**

POPULATION  
of Primary Retail Area  
[Source: PROMIS]

**4.4m**

TOURISTS  
visited Durham in 2019  
[Source: Visit County Durham]

**£238m**

TOURIST EXPENDITURE  
[Source: Visit County Durham]



# DURHAM

Durham is a cathedral city situated in north-east England, 19 miles south of Newcastle-upon-Tyne, and 14 miles south-east of Sunderland.

Durham city centre boasts UNESCO World Heritage status making it popular amongst tourists. The city is also famous for its historic university, which has a population of circa 19,000 students. The resident population of Durham is approximately 65,500 residents, but this rises to 106,000 within the Durham Primary Retail Market Area [source: PROMIS].

## Connections



### WALKING

Walkergate is within easy walking distance to city centre landmarks such as the Castle (6 min), Cathedral (7 min), Prince Bishops Shopping Centre (2 min), Market Place (2 min), Riverside Scheme (2 min) and Durham Museum and Heritage Centre (8 min).



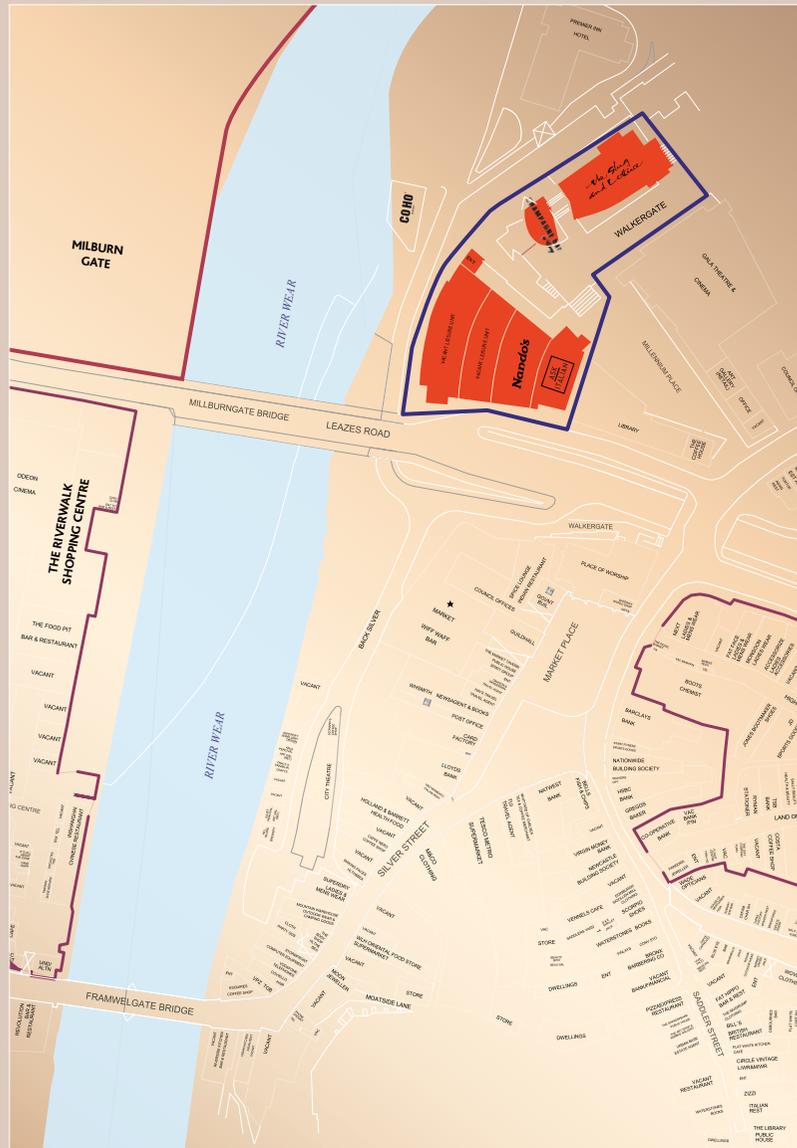
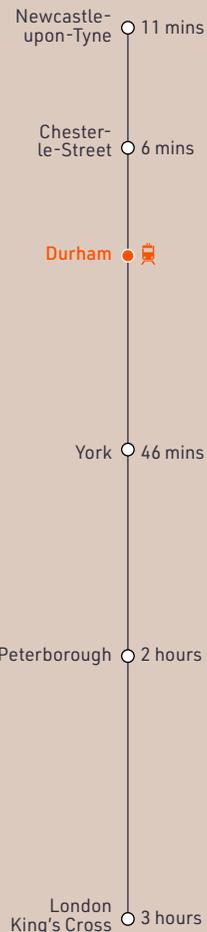
### ROAD

Junction 63 of the A1(M) being 2 miles to the east, which provides access to Newcastle, Gateshead, Sunderland, Edinburgh, Teesside and Darlington.



### TRAIN

Journey time to Newcastle-upon-Tyne by train is approximately 11 minutes, and London King's Cross in 3 hours.



Walkergate is situated on the northern edge of the city centre retail core, bound by the River Wear to the west, A690 (Leazes Road) and Silver Street to the south and east, with Freemans Reach, a mixed use office/leisure development to the north. Freemans Reach includes the HM Passport office, National Savings & Investments, Premier Inn (103 beds), Freeman's Quay Leisure Centre, and Gala Theatre & Cinema (two screens).

Walkergate has excellent pedestrian links to the city centre retail core, being only 50 metres from Market Place, across the A690 (Leazes Road). It is served by one of the city centre's principal car parks, which provides 498 'pay on foot' car spaces.

The traditional retail pitch comprises Silver Street and Market Place, a short walk from Walkergate. This location provides a traditional pedestrianised high street and accommodates a number of important multiple retailers including Tesco Metro, WH Smith, and Boots. Linked to this is Durham's main shopping centre, Prince Bishops, which is open air scheme off Market Place and Saddler Street. Important retailers include Next, H&M, JD Sports, and TJ Hughes.

The central location of Walkergate and tenant mix means it caters for shoppers and tourists visiting the city as well as the student/night time population.

# DESCRIPTION

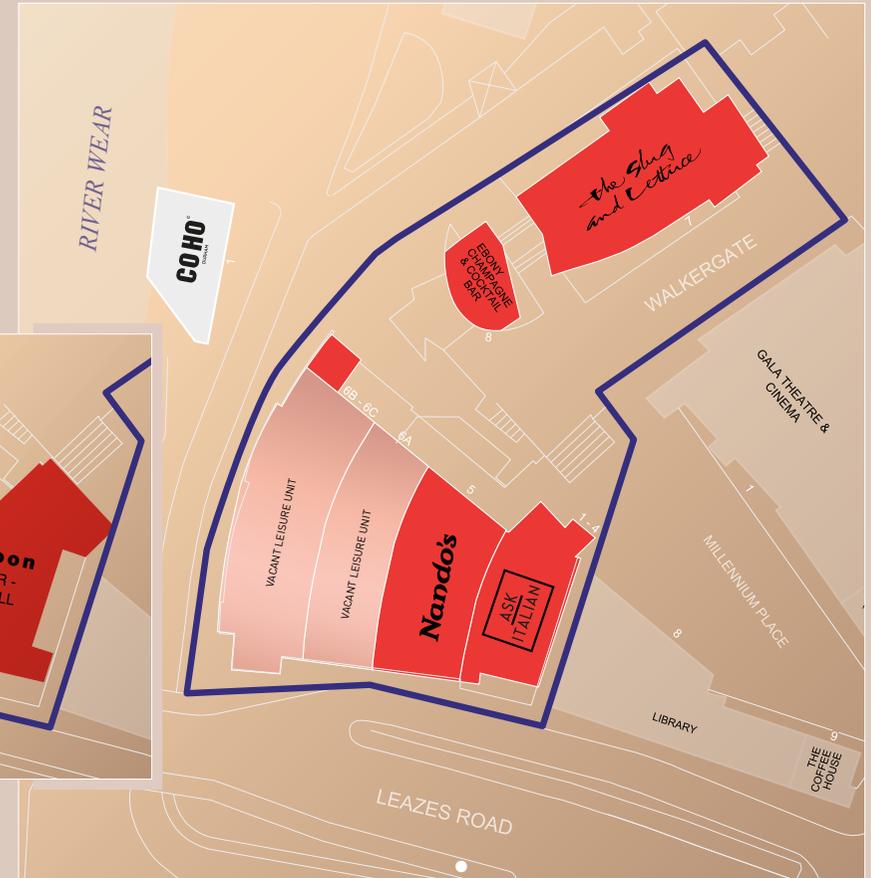
Walkergate was built in 2008 to provide what was then the only leisure scheme in Durham city centre. It is an open air complex providing 46,710 sq ft of well configured accommodation split into 10 units across ground floor and mezzanine levels.

Walkergate is anchored by a 13,946 sq ft Lloyds No. 1 Bar (JD Wetherspoon), as well as Slug & Lettuce, Nando's, Ebony champagne bar, ASK Italian, and Players bar. It provides an attractive public realm environment and destination for shoppers and tourists to eat and drink.

## SUMMARY OF AVAILABLE AREAS

Unit	Ground Floor GIA	Mezzanine GIA	Total GIA	Outside Seating
6A	328.0 sq m (3,531 sq ft)	97.5 sq m (1,049 sq ft)	425.5 sq m (4,580 sq ft)	28.1 sq m (302 sq ft)
6B & 6C	581.0 sq m (6,254 sq ft)	356.6 sq m (3,838 sq ft)	937.6 sq m (10,092 sq ft)	30.6 sq m (329 sq ft)
Combined units 6A, 6B & 6C	909 sq m (9,785 sq ft)	454.1 sq m (4,888 sq ft)	1,363.1 sq m (14,673 sq ft)	58.7 sq m (632 sq ft)

## GROUND LEVEL



## LOWER GROUND LEVEL



# FURTHER INFORMATION



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