

TO LET **PRIME RETAIL UNIT**

Available at **REDUCED** Rental from August 2022

9 Silver Street Durham DH1 3RB



LOCATION

The premises are situated in a prime position on the pedestrianised pitch of Silver Street which links the Market Place with North Road. The property is in immediate proximity to many national and local occupiers including The Works Bookstore, Caffè Nero, Body Shop, & Moon Jewellers. There are a number of deals underway nearby currently on other vacant units so it is expected by Summer 2022 the vacancy rate on the street will be vastly reduced.

ACCOMMODATION

The unit is currently arranged to provide sales at ground floor with storage and ancillary space at first floor level- **HOWEVER** it is the landlords intention to take back the upper floor and convert into residential flats. On this basis the ground floor only would be available with a new WC located to the rear where the current staircase is situated. Work has now commenced and will be complete in August 2022. A new shop front will be provided which will include a separate access to the flat and shop. The shop will provide the following floor area:

Sales Area **56.76sqm (611sqft)**
A floorplan is available upon request. Measurement to be confirmed upon completion of works.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease at an initial rental of £17,500 per annum exclusive.

BUSINESS RATES

The premises are currently assessed at RV £30,500. On the basis the premises are reduced in size then the RV will fall.

Interested parties are strongly advised to verify the above information and understand if there is any business relief available by contacting the local rating authority directly.

SERVICES

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

ENERGY PERFORMANCE

The premises are rated as E122. A copy of the EPC is available upon request.

PLANNING

The property can be used for a number of class E retail uses subject to landlord's consent.

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 2022

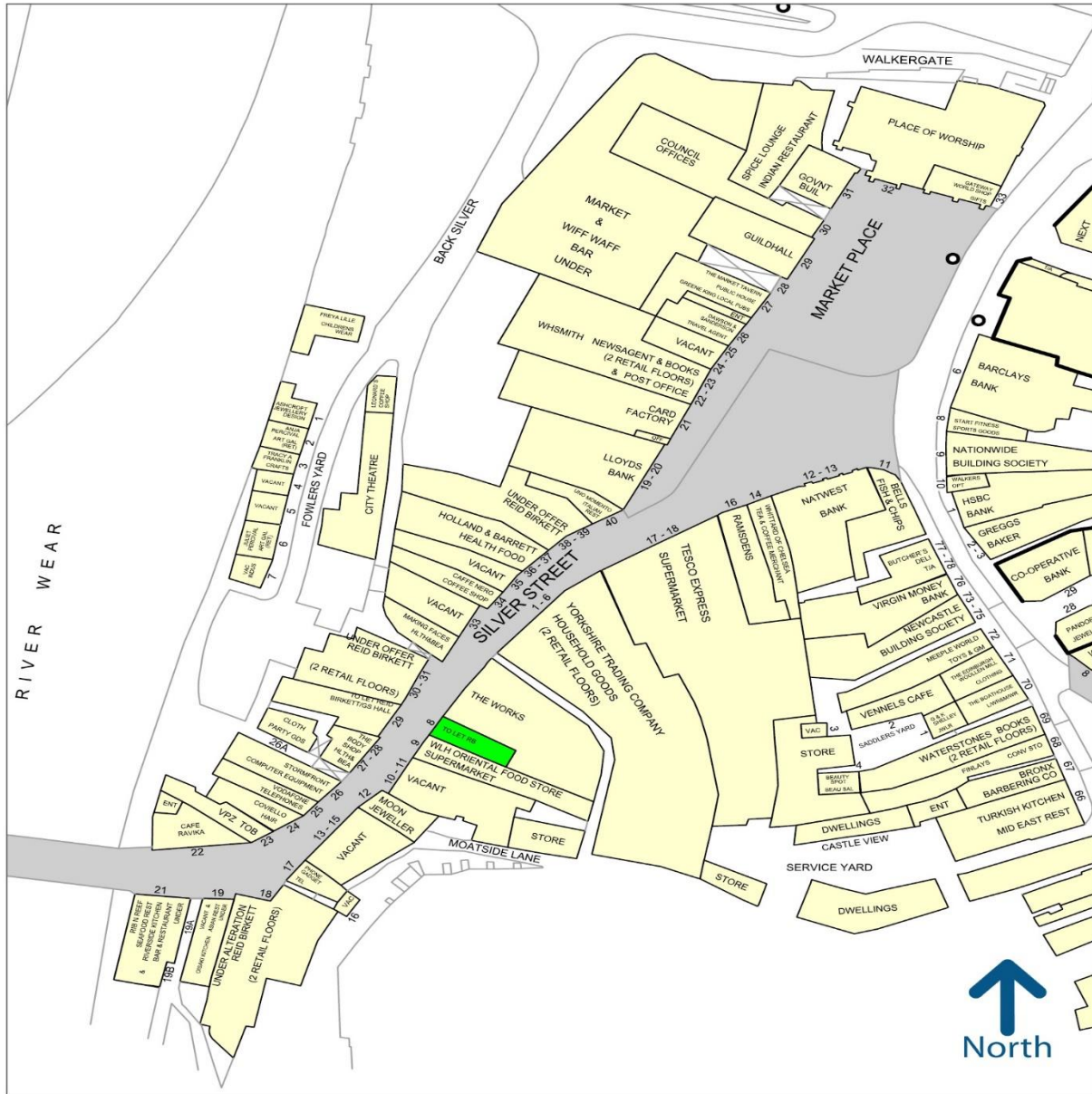
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Durham



50 metres

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