

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 & local occupiers including Holland & Barratt, Tesco, Caffè Nero and Body Shop. National bookseller The Works have also recently moved into the street and Tortilla are also expected to arrive later this year.

ACCOMMODATION

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

Max Ground floor Sales area 144 msq 1550 sqft

A floor plan is available on our website or on 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. A very competitive rental of £38,500 per annum is required and the landlord is prepared to white box the unit in readiness for a tenant's proposed fit out. .

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. VAT will be payable upon the rental.

APRIL 2022

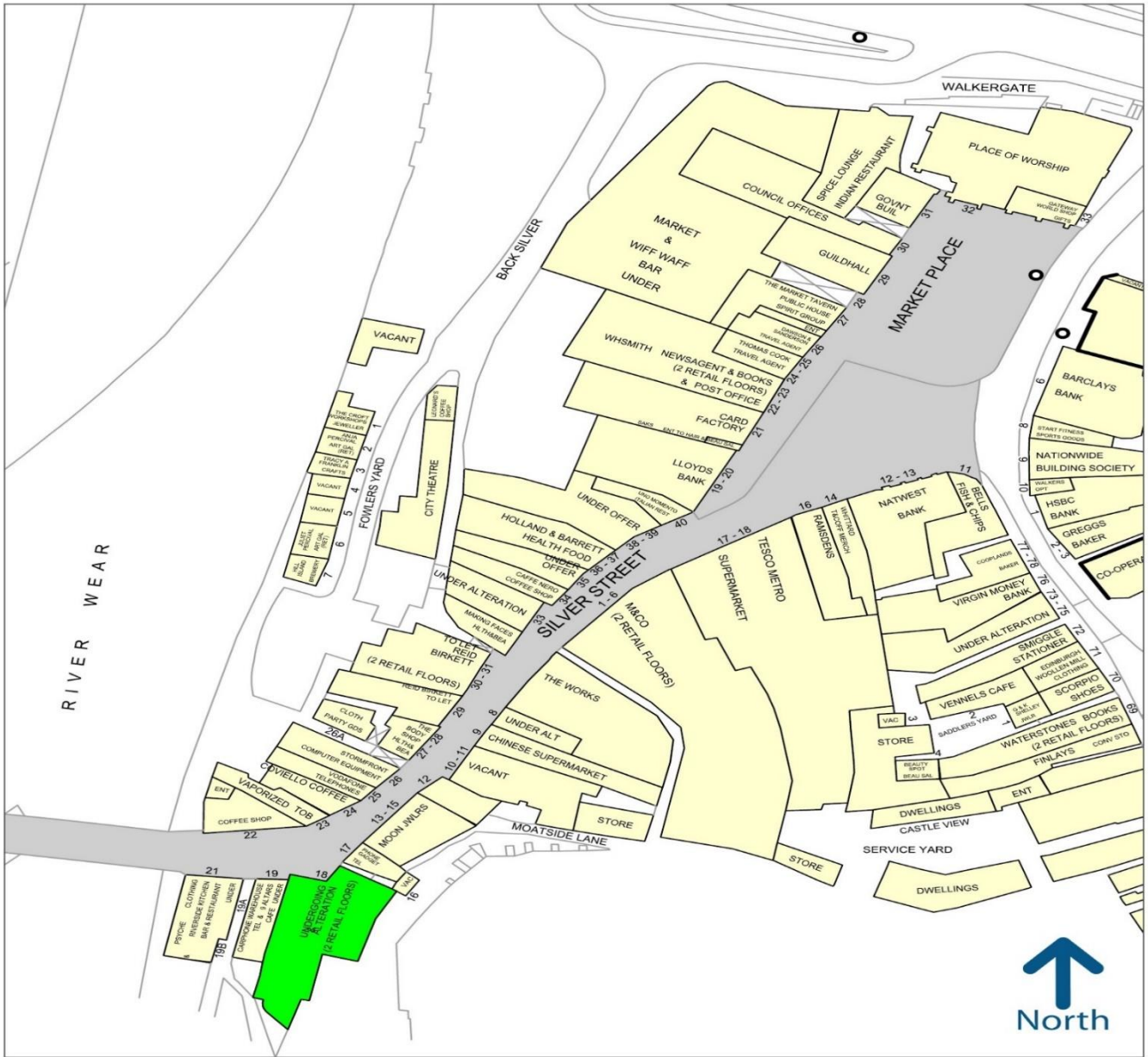
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Durham



50 metres

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