

Prime Retail premises suitable for retail or leisure use
New lease available
6/7 Market Place Durham DH1 3NB



LOCATION

The property is situated in a prime position in the heart of historic Durham City Centre. The premises overlook the Market Place which links the busy Silver and Saddler Streets. The building is near to the Prince Bishops Shopping Centre where major redevelopment is planned to provide new student rooms and other retail accommodation. A number of occupiers including Boots, Halifax, Nationwide, Lloyds, Start Fitness, Next are situated nearby as detailed upon the attached street traders plan.

Durham is world famous for its historic cathedral and burgeoning student population - which is currently in excess of 21,000 under and post graduates. Market Square intersects Silver Street & Saddler Street and therefore benefits from busy pedestrian flows day and night.

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ACCOMMODATION

The building comprises of a Grade II listed five storey property which has a basement store and plant room, a large sales area at ground floor level plus 3 upper floors previously used as office space. The upper floors are planned to be converted to student accommodation. There is a step down into the sales space at ground floor however there is a wheelchair lift already installed. There is potential however to ramp down into the sales space if required. The space has been stripped to a shell state in readiness for the next occupier. There is plenty of natural light into the ground floor space.

The following floor areas are provided:

Basement	108.00 sqm (1,163 sqft)
Ground floor	246.66 sqm (2,655 sqft)

Detailed floorplans are available upon request

ENERGY PERFORMANCE

Energy Rating: A new EPC rating has been requested however we understand the property previously had a rating of D 77.

BUSINESS RATES

The property currently has an RV of £99,000 from 1st April 2026 however this figure relates to the whole building.

Interested parties should not rely on these figures and should contact the local authority or Valuation Office to confirm this information is current and whether any discounts are available.

LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed with a service charge agreement. Rental offers in the region of £100,000 per annum are invited.

LEGAL COSTS

Each party is to bear their own legal fees incurred in documenting a lease. The landlord reserves the right to seek an upfront undertaking for abortive costs should the tenant withdraw from the transaction once terms are agreed and solicitors are instructed.

VAT

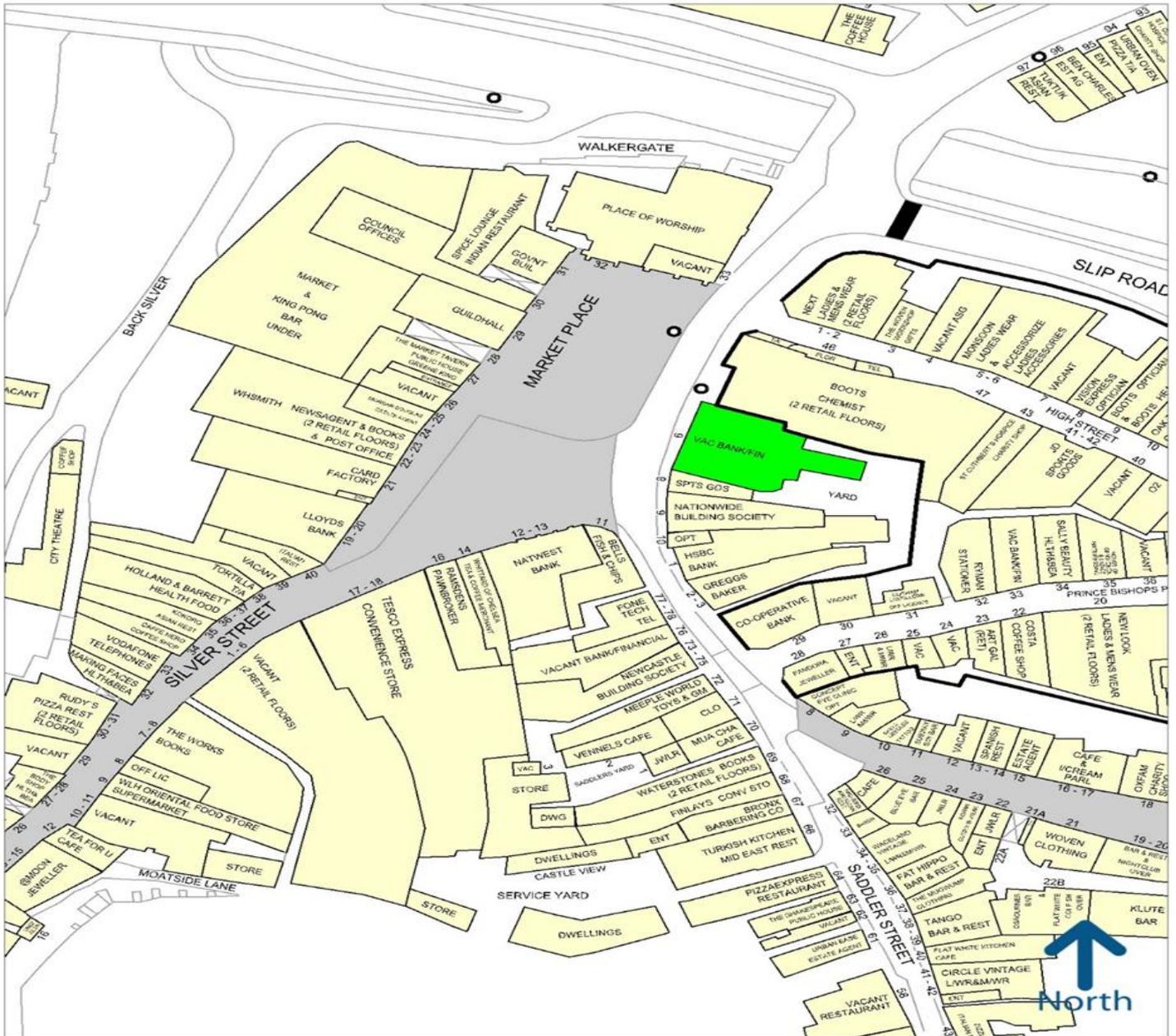
All figures within these terms are exclusive of VAT where chargeable. All offers to be made are to be deemed to be net of VAT however it is understood that the building is not currently registered for VAT.

JANUARY 2026

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Durham



50 metres

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