

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



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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.

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 linked by an elevator as well as a staircase. 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.

The following floor areas are provided:

Basement	108.00 sqm (1,163 sqft)
Ground floor	246.66 sqm (2,655 sqft)
First floor	180.42 sqm (1,942 sqft)
Second floor	105.35 sqm (1,134 sqft)
Third floor	72.65 sqm (782 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 £71,500. The current Uniform Business Rate is 0.499 p in the £ making the rates payable £35,678.50.

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 full repairing and insuring lease for a term to be agreed therefore there will be no service charge. Rental offers in the region of £125,000 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.

SEPTEMBER 2024

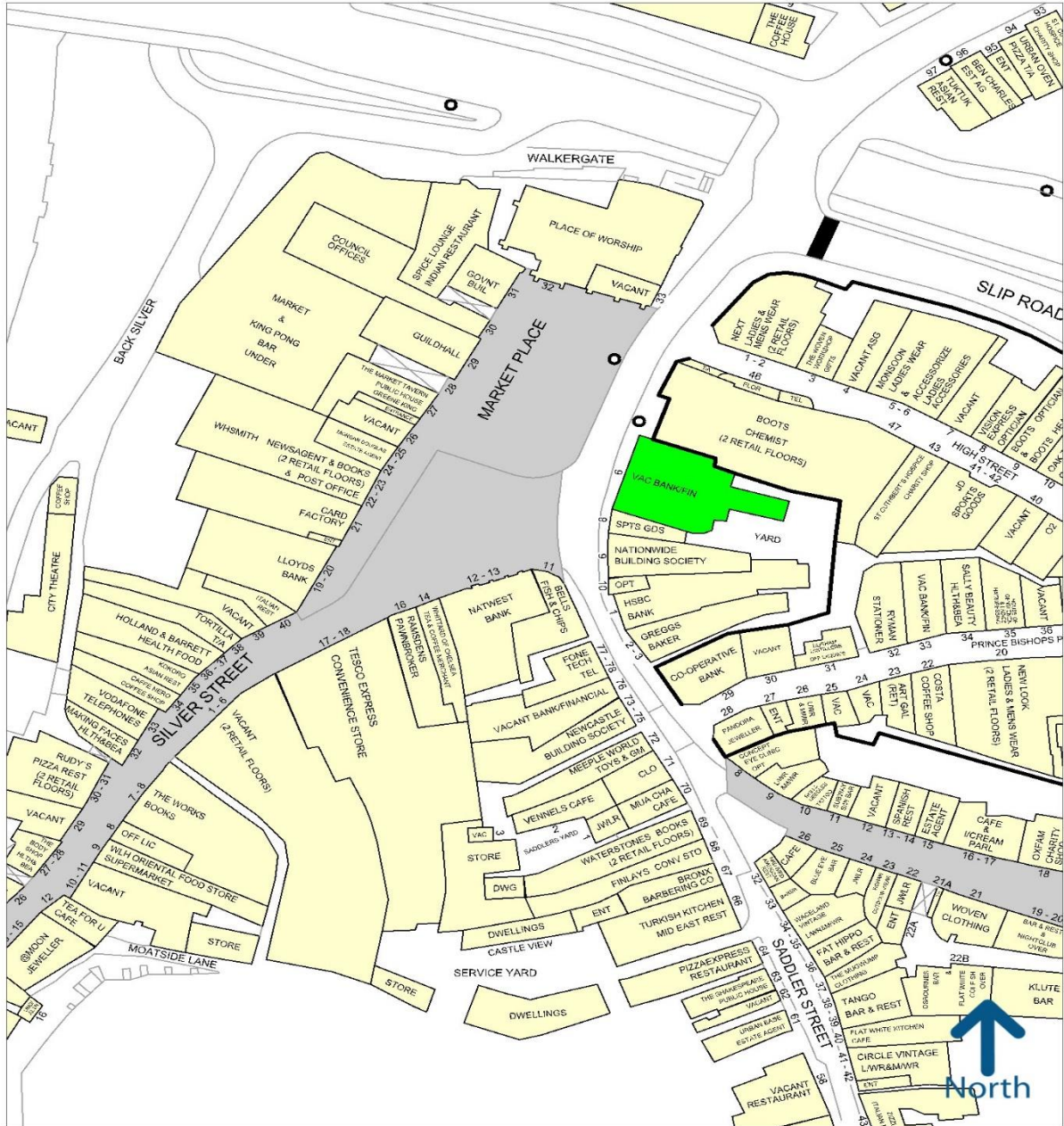
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Durham



50 metres
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