



TO LET



Prime City Centre Retail Unit

111.67 sq m (1,202 sq ft)

Rent £30,000 pax

25 SILVER STREET
DURHAM CITY
DH1 3RD

- Ground Floor Retail of 64.00 sq m (689 sq ft)
- Lower Ground Floor Ancillary 47.70 sq m (513 sq ft)
- Prime Retail Pitch at the Heart of the City
- Close to Tesco Express, Holland & Barratt, Caffe Nero, Tortilla, T4, Grape Tree & Lloyds
- Primary Retail Catchment c. 120,000 People, Estimated 5.5 Million Tourists pa, Durham University Numbers Rising to c. 22,000 by 2025
- Undergoing Significant Refurbishment

LOCATION

The historic city of Durham is the economic and cultural centre of County Durham sitting approximately 18 miles south of Newcastle and 14 miles south west of Sunderland.

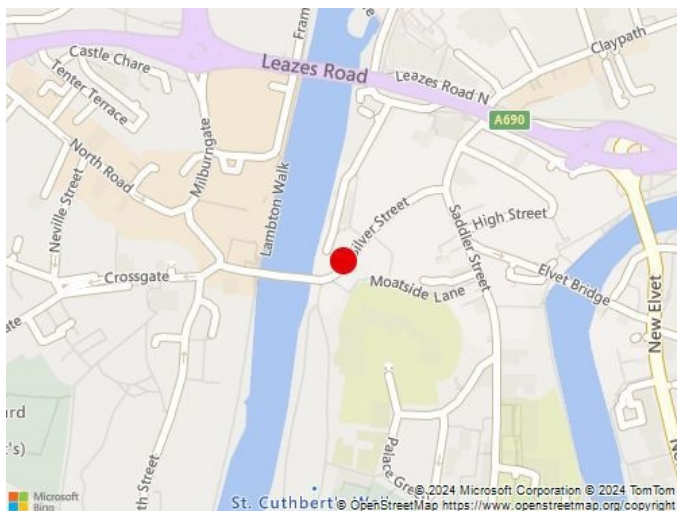
Durham benefits from excellent road communications being located in close proximity to the A690 and the A1M, connecting the city to the national motorway network. The city is on the main East Coast rail line from London to Edinburgh.

Durham has a resident population of 50,400 people and a catchment of approximately 120,000 which is boosted substantially by tourists and students. The city's cathedral and castle are designated by UNESCO as a World Heritage Site and help to attract an estimated 5.5 million tourists per year.

The property is situated on the pedestrianised section of Silver Street, within close proximity of the River Wear and the Framwellgate Bridge.

Both the Riverwalk and Prince Bishops shopping centres are within close proximity of the subject property and provide valuable parking to the City with Silver Street being the pedestrian thoroughfare between the two.

Surrounding retailers include Tesco Express, Holland & Barratt, Caffè Nero, Tortilla, T4, Grape Tree & Lloyds Bank.



DESCRIPTION

The property is of brick construction with an attractive glazed window frontage and is arranged to provide an open plan sales area to ground floor and ancillary storage, staff break out space and WC's to the lower ground floor.

ACCOMMODATION

	sq m	sq ft
Ground Floor	64.01	689
Lower Ground Floor	47.66	513
TOTAL	111.67	1,202

TERMS

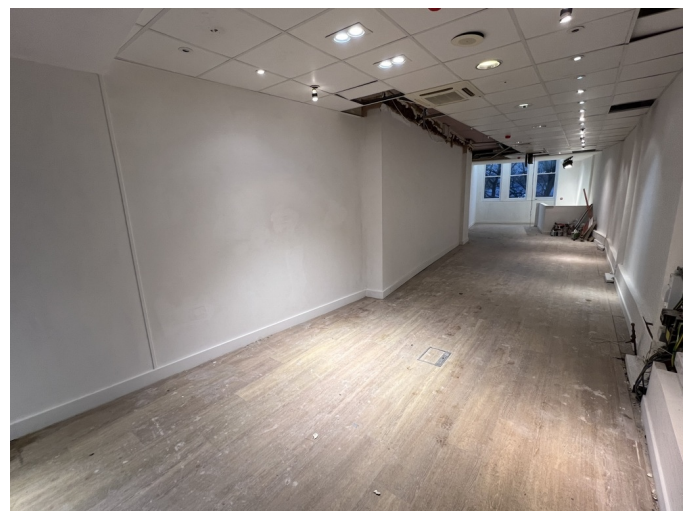
The property is available by way of a new EFRI lease for a term of years to be agreed at a rent of £30,000 per annum exclusive.

BUSINESS RATES

Rateable Value : £15,250

Rates Payable : £7,609.75

Our estimate is calculated by applying the appropriate Business Rate Multiplier to the RV. It is however, important that interested parties confirm the accuracy of this information and the actual rates payable with the Local Authority.



ENERGY PERFORMANCE

The property currently has an EPC rating of 115 within Band E.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT

LEGAL COSTS

Each party to be responsible for their own costs incurred in this transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

VIEWING & FURTHER INFORMATION

For general enquiries and viewing arrangements please contact:

Daryl Carr

t: 0191 731 8660

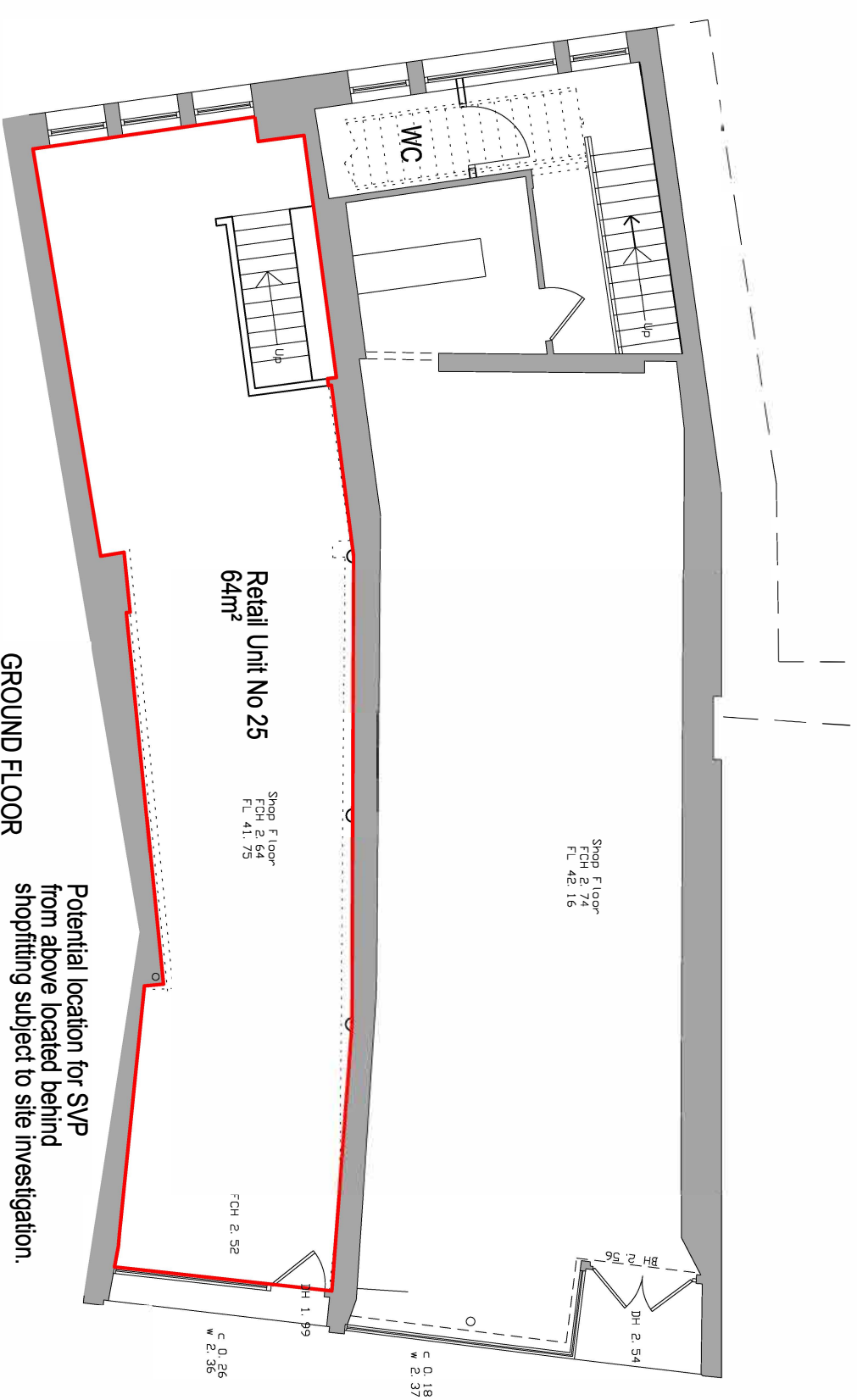
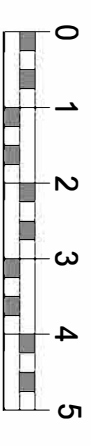
e: daryl@grahamshall.com

AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

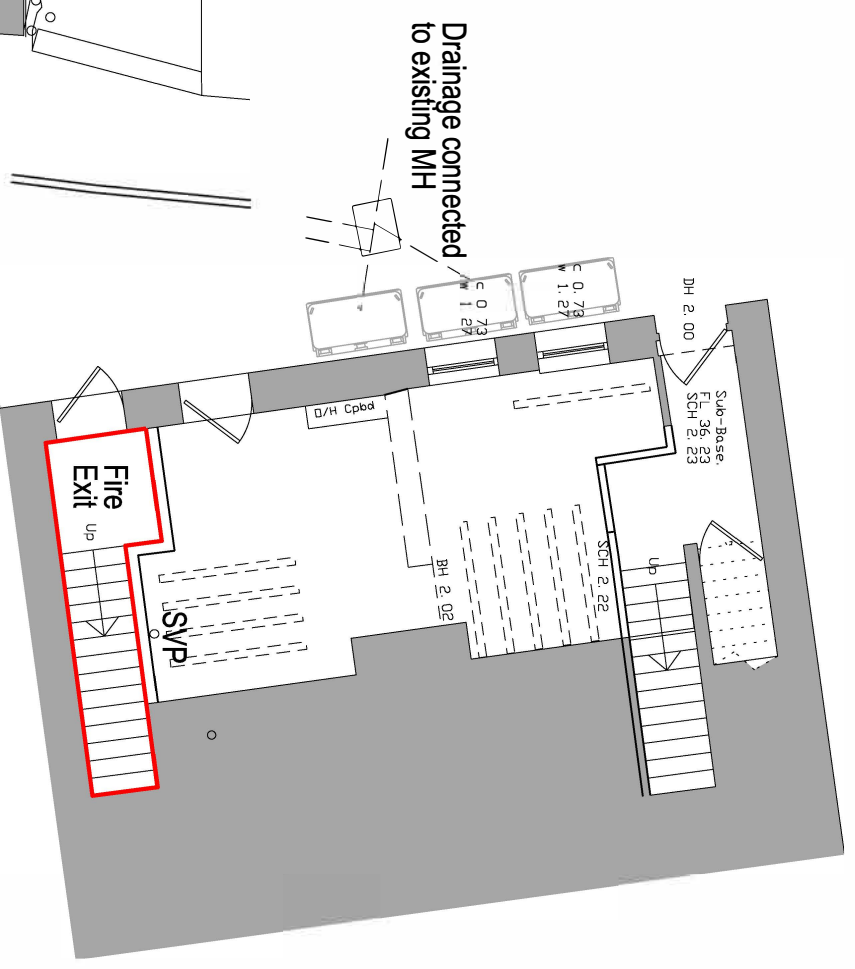
A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



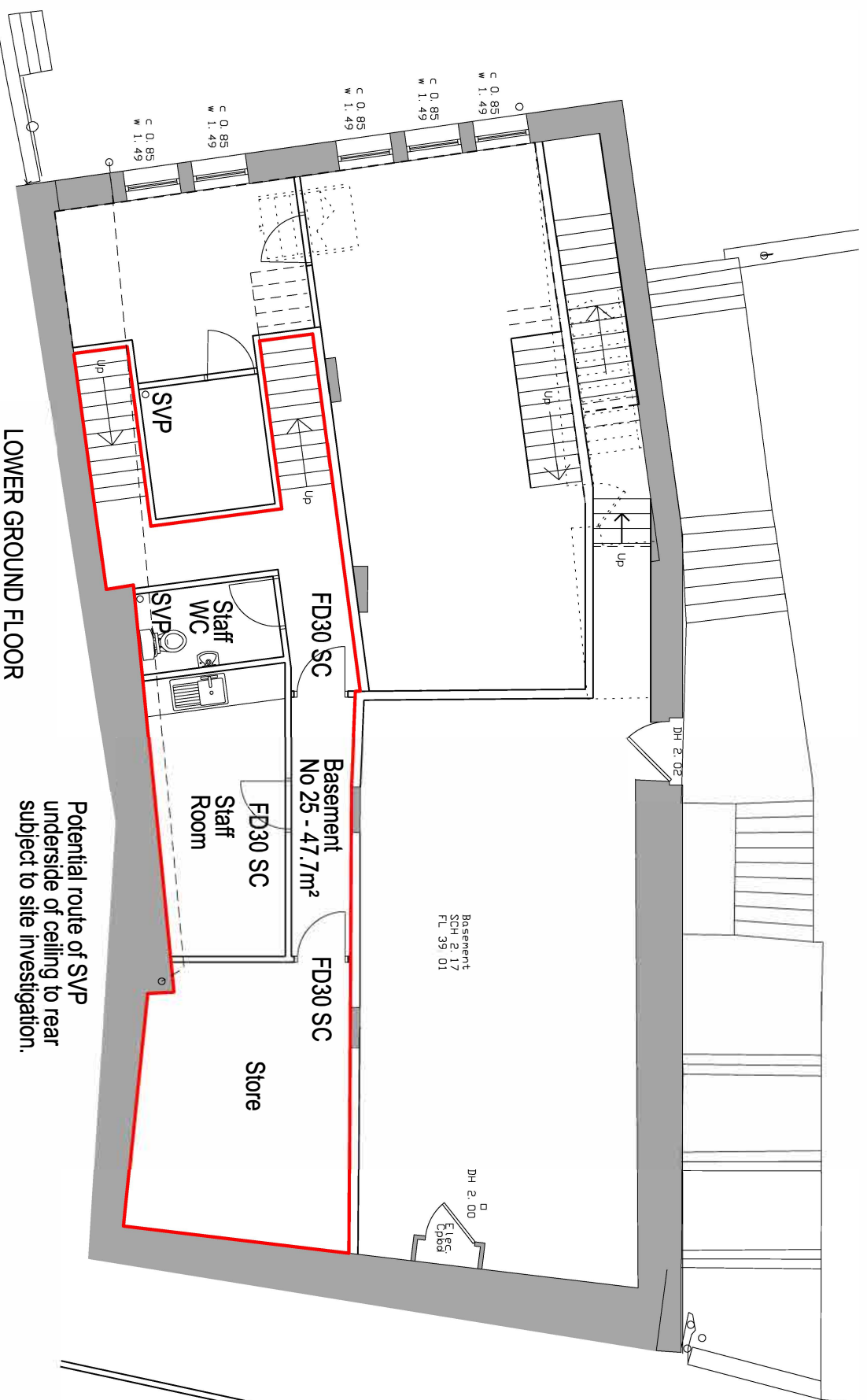


GROUND FLOOR

Potential location for SVP from above located behind shopfitting subject to site investigation.

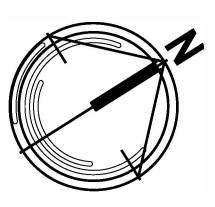


BASEMENT



LOWER GROUND FLOOR

Potential route of SVP underside of ceiling to rear subject to site investigation.



- Revisions
- 1 - First Issue
 - 2 - Lower Ground area amended
 - 3 - Ground floor plan amended and area adjusted

25-26 Silver Street, Durham

Proposed Layout - Unit 25 - Lease Plan
1:100 @ A3
256 / A3 / 160 - 03

NOV'22