



## Prime City Centre Retail Unit To Let

30-31 SILVER STREET, DURHAM CITY, DH1 3RD

- Approximately 431.90 sq m (4,649 sq ft)
- Ground Floor & Lower Ground Floor Sales of Approximately 314.29 sq m (3,383 sq ft)
- Located within the Prime Retail Pitch at the Heart of the City Centre
- Surrounding Occupiers Include; Tesco, Lloyds Bank, Mountain Warehouse, The Body Shop, Stormfront, Vodafone & Caffe Nero
- Primary Retail Catchment c. 120,000 people Boosted Significantly by an Estimated 5.5 Million Tourists per year
- Durham University Student Numbers set to Rise from 18,000 to c. 22,000 by 2025
- Would Suit a Variety of Uses (Subject to Planning)
- Rent on Application

**SITUATION**

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 Caffè Nero, Tesco, Lloyds Bank, Mountain Warehouse, The Body Shop, Vodafone, Stormfront and Holland & Barrett.

**DESCRIPTION**

The property is of brick construction arranged over basement, lower ground floor, ground floor, first and second floors. The rear of the property faces onto Back Silver Street which provides rear access and attractive views over the River Wear.

**ACCOMMODATION**

Approximate floor areas as follows:

Ground floor sales - 158.40 sq m (1,705 sq ft)  
Lower ground sales - 155.89 sq m (1,678 sq ft)  
Basement - 27.87 sq m (300 sq ft)  
First floor stores - 106.47 sq m (1,146 sq ft)  
Second floor staff - 13.00 sq m (140 sq ft)

Total - 431.90 sq m (4,649 sq ft)

**TERMS**

The property is available by way of a new FRI lease for a term of years to be agreed. Rent on application.

**RATING ASSESSMENT**

We understand that the premises have a rateable value of £106,000 effective from 1st April 2017. It is however, recommended that any interested party confirm the accuracy of this information and the rates payable with the Local Authority.

**ENERGY PERFORMANCE**

The property currently has an EPC rating of 62 within Band C.

**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**

For general enquiries and viewings please contact Joint Sole Agents Graham S Hall Chartered Surveyors on 0191 731 8660 or Reid Birkett on 01661 820 771.

**INTERNAL PHOTO****LOCATION MAP****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](http://www.leasingbusinesspremises.co.uk) or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

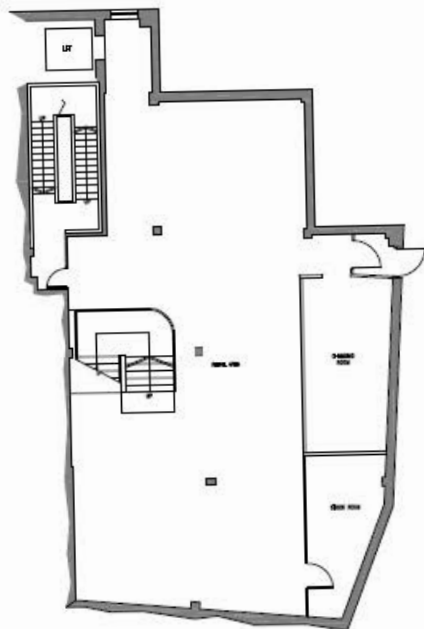
**IMPORTANT NOTICE**

Graham S Hall Chartered Surveyors for themselves and for the vendors and lessors of the property give notice that:

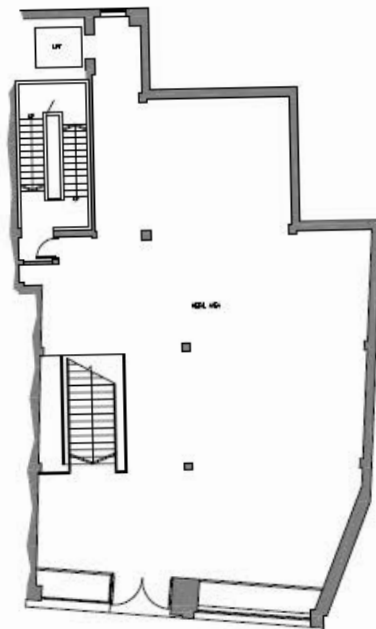
- 1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of any offer or contract.
- 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but without responsibility on the part of Graham S Hall Chartered Surveyors or their clients. Any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person, either principal or employee, at Graham S Hall Chartered Surveyors has any authority to make or give any representation or warranty in relation to this property.
- 4) Any reference to plant, machinery, equipment, services, fixtures or fittings shall not imply that such items are fit for purpose or in working order.



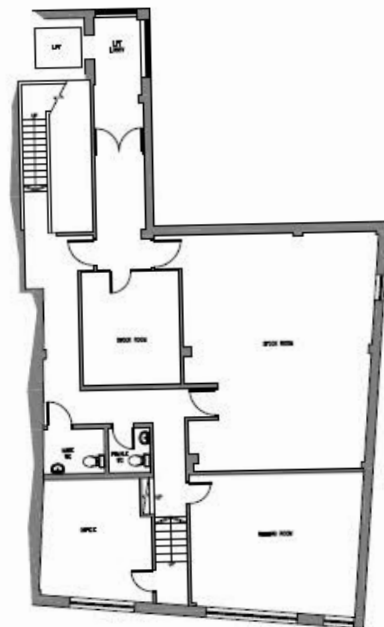
EXISTING BASEMENT GA PLAN



EXISTING LOWER GROUND FLOOR  
GA PLAN



EXISTING GROUND FLOOR GA PLAN



EXISTING FIRST FLOOR GA PLAN



EXISTING LMR PLAN



EXISTING SECOND FLOOR GA PLAN