

# Property Details

OFFICE / PROFESSIONAL SERVICES / RETAIL  
TO LET

113/114 GILESGATE, DURHAM DH1 1QG



**Ashley  
Smith**



- **First floor: 769 sq ft (71.38 sq m)**
- **Self-contained first floor accommodation**
- **Prominent frontage to busy thoroughfare**
- **Fronting busy A181 & close to A1(M) and A690**
- **Popular student area**
- **On-street parking available**
- **Incentives available for the right end user**
- **Asking Rent: £7,200 per annum, exc**

## LOCATION

Situated with prominent frontage in a popular mixed commercial and residential area, on the periphery of Durham City Centre and located on the main arterial route connecting Gilesgate to the A1(M), 1.5 miles to the east, and with Durham City Centre 1.5 miles west.

The area is highly populated with students of Durham University, with St Giles Studios 109 Student apartments, directly opposite the subject property. Nearby occupiers include Sainsburys Local, Pattinson Estate Agents and Dunelm Veterinary Group, as well as various eateries, leisure users and retailers. Location plans attached.

## DESCRIPTION

The accommodation available provides first floor self-contained office/retail space with kitchen, wc facilities and ancillary storage.

There is on street parking within the immediate vicinity.

## ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property provides the following approximate net internal floor areas (floor plans attached for illustrative purposes):

ACCOMMODATION	Sq m	Sq ft
Office/retail and kitchen	71.38	769
WC's and storage	-	-

The ground floor retail space is also available. Please follow link for further details: [113/114 Gilesgate \(Retail\)](#)

## ASKING RENT

£7,200 per annum, exclusive

## LEASE TERMS

Available by way of a new effectively full repairing and insuring lease. Length of lease and other terms to be agreed.

## VAT

All prices, premiums, rents and other outgoings are quoted exclusive of VAT at the prevailing rate.

## USE

The Landlord permits interested parties to use the property for office (B1a), retail (A1), professional services (A2) and will consider alternative uses, such as leisure, subject to planning and other necessary statutory consents being granted. Interested parties are to satisfy themselves as to the availability of such consents, prior to entering into a contract.

## BUSINESS RATES

Eligible parties currently pay no Business Rates ([100% Rate Relief](#)).

The property has been entered into the 2017 Rating List as:

First Floor: Office and Premises

Rateable Value: £2,700

Rates Payable (2019/20): £1,326 (approx) (if applicable)

Interested parties are to satisfy themselves as to their own rates payable and rate relief eligibility, prior to entering into a contract.

## LEGAL AND PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in any transaction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been requested and will be available on request.

## AGENTS NOTES

In accordance with the Code of Leasing Business Premises: England and Wales, alternative lease terms are available. However, any variations may affect level of rent proposed. A copy of the Code can be obtained at [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk) or from the Royal Institution of Chartered Surveyors, Tel: 0207 334 3806.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment of the sole agents:

Lewis J Smith

Ashley Smith Chartered Surveyors,

Oakmere, Belmont Business Park, Durham DH1 1TW

Contact: 0191 384 2733 / [Info@ashleymith.co.uk](mailto:Info@ashleymith.co.uk)

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### PLEASE READ THE FOLLOWING SUBJECT TO CONTRACT

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashley Smith Chartered Surveyors in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashley Smith Chartered surveyors nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

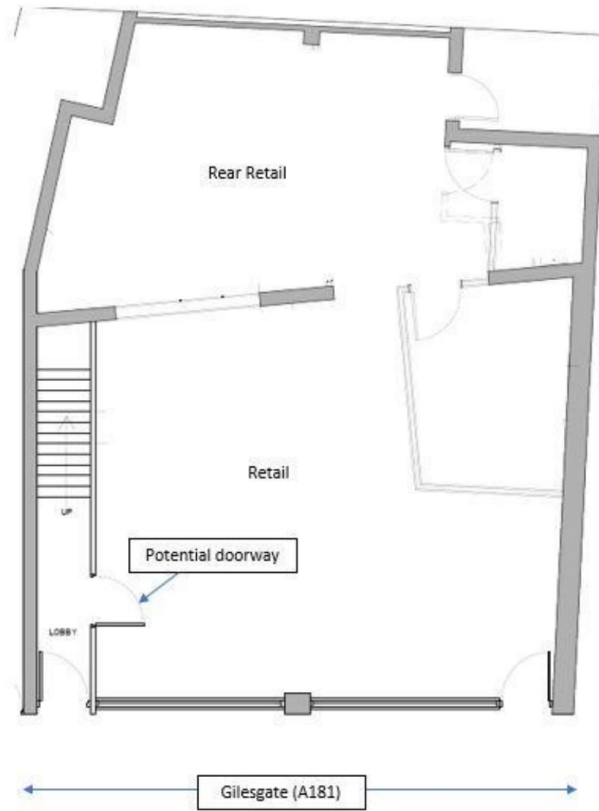
The VAT position relating to the property may change without notice.

The Vendor does not make or give, and neither Ashley Smith Chartered Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

All statements contained in these particulars as to this property are made without responsibility on the part of Ashley Smith Chartered Surveyors.

**113/114 Gilesgate, Durham**

**Ground Floor**



**First Floor**

