

# Property Details

RETAIL / CAFE / BAR STPP  
TO LET

32 SILVER STREET, DURHAM CITY CENTRE DH1 3RD



Ashley  
Smith

- 617 sq ft (57.32 sq m)
- Ground floor retail
  - Suitable for alternative uses STPP
- Durham City Centre
- Prime retailing parade, Silver Street
- Many national neighbouring retailers
- High footfall area
- Asking Rent: £39,500 per annum, exc.



## LOCATION

The property has a prominent position on Silver Street, which is the prime retailing street of Durham City Centre with a high passing footfall. Major neighbouring retailers include Tesco Metro, Super Dry and Mountain Warehouse.

Durham City has a large student population (17,500 per annum plus 3,000 staff p.a. approx) and has high numbers of visiting tourists (3.8m p.a. approx), with the World Heritage sites of Durham Cathedral (600,000 visitors p.a.), the Castle and many other attractions.

The main east coast rail line stops at Durham City Station, which is within walking distance, with direct connections north to Edinburgh and south to London. Road links are excellent with the A1(M) situated a few miles to the east. Newcastle International Airport is situated within an hour's drive to the north/north west.

Location plans attached.

## DESCRIPTION

The property consists of an open-plan ground floor shop unit within an attractive, prominent building with separate occupiers in the lower ground floor (restaurant) and upper floors (restaurant).

Floor plan available on written request.

## ACCOMMODATION

In accordance with RICS Code of Measuring Practice, the property provides the following approximate net internal floor areas:

Ground Floor Retail - 617 sq ft (57.32 sq m)

Plus WC facilities

Maximum frontage - 4.5m

Max. internal sales width - 4.9m

Max. sales depth - 12.71m

## ASKING RENT

£39,500 per annum, exclusive

## LEASE TERMS

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Rated within Band D (93). EPC is available on request.

## VAT

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

## USE

We understand that the permitted use is Retail.

Alternative uses, such as cafe/restaurant (A3) and Bar (A4), will be considered, subject to planning and other necessary statutory consents being granted. Interested parties are to satisfy their own enquiries into their own proposed use, prior to entering into a contract.

## BUSINESS RATES

We understand that the property is currently entered in to the 2017 Rating List as:

Shop and Premises

Rateable Value: £34,750

Rate Payable (2018/19): £16,680 (approx)

Interested parties are to satisfy their own enquiries, prior to entering into a contract.

## LEGAL COSTS

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

## 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.

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the lessee to ensure that they are in working order.

## 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

Tel: 0191 384 2733

Email: [info@ashleymsmith.co.uk](mailto:info@ashleymsmith.co.uk)

March 2019

### 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.







