

6978/BB

## DURHAM

5/6A NORTH ROAD

## TO LET

**\*\* GOOD TRADING POSITION \*\***  
**\*\* VARIOUS USES CONSIDERED \*\***

### LOCATION

Durham is a picturesque city in the north east of England, approximately 20 miles south of Newcastle upon Tyne. The city boasts a successful university which features within the world's top 100.

North Road lies to the west of the river and is positioned next to the Riverwalk Shopping Centre and Odeon Cinema. Surrounding occupiers include; Tesco Express, Sainsbury's Local, Coral, Greggs, Iceland and JD Wetherspoon. North Road is a one way street and the city's bus stops are positioned immediately adjacent to the property.

For identification purposes only, the location of the property is shown circled red overleaf.

### DESCRIPTION

A mid terraced three storey building under a pitched slate roof, providing a regular shaped unit at ground floor level with upper floor storage and staff ancillary areas. A goods lift is installed to the unit and the accommodation benefits from DDA accessibility, extensive window frontage and sliding electronic doors. The property is suitable for a variety of uses, subject to planning.

### ACCOMMODATION

Net Sales Area	1,506 sq ft	(139.91 sq m)
Sales ITZA	996 sq ft	(92.53 sq m)
First Floor	624 sq ft	(57.97 sq m)
Second Floor	205 sq ft	(19.05 sq m)

### SERVICES

Mains water, electricity and drainage are connected. Air conditioning systems are installed throughout.

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be made available shortly.



### RATEABLE VALUE

The Valuation Office Agency website describes the property as Shop and Premises with a 2017 List Rateable Value of £45,500. The national non-domestic rate in the £ for the current 2021/22 rate year is 49.9p.

### TERMS

Available **TO LET** on a new lease for a term of years to be agreed.

### RENT

£37,500 per annum exclusive.

### COSTS

Each side will bear their own legal and professional costs incurred.

### VAT

All figures quoted are exclusive of VAT which will be payable in addition.

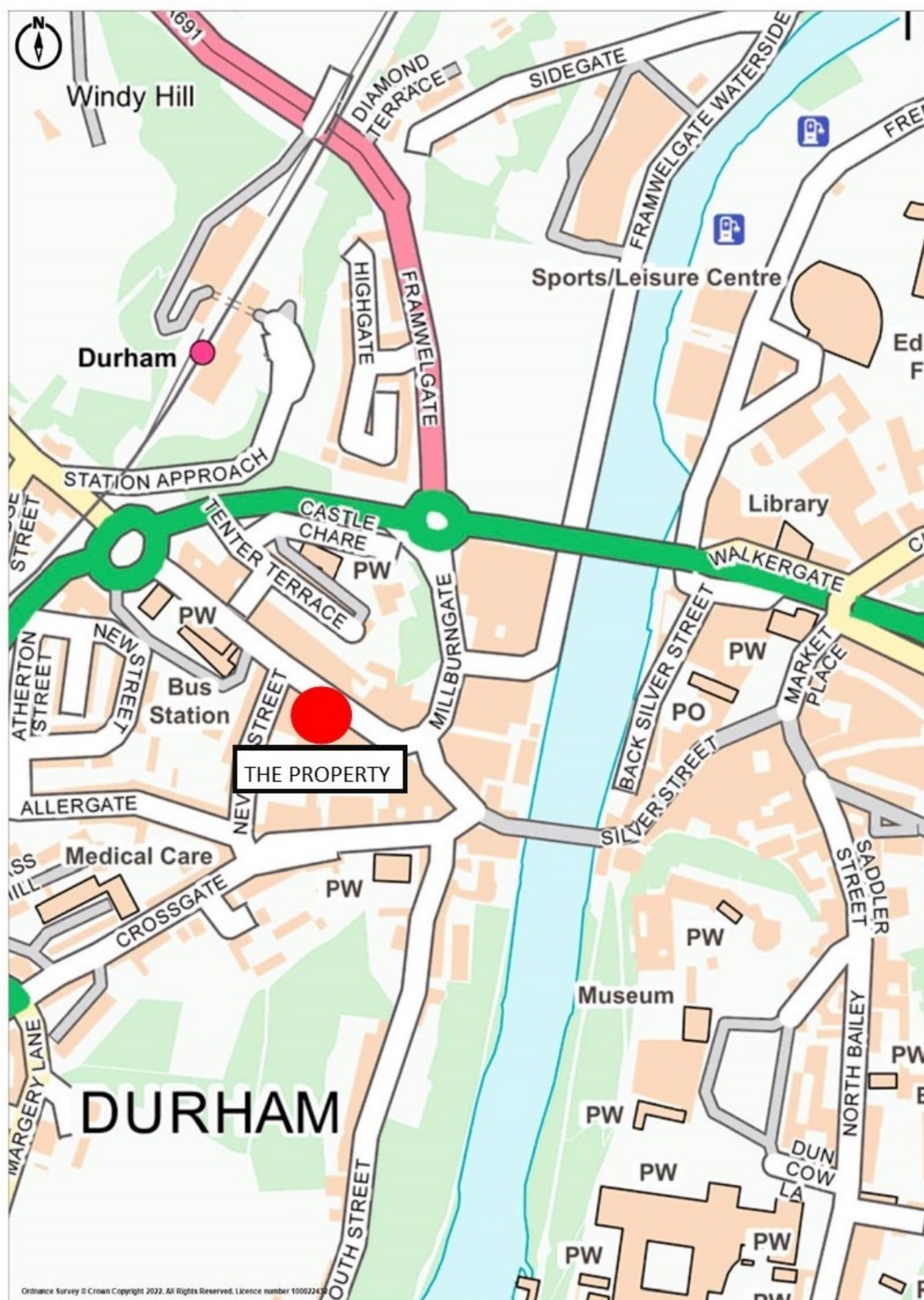
### VIEWINGS

Strilcty by appointment with the sole agent, Carigiet Cowen. For further information please contact Ben Blain

Tel: 01228 635002

Email: [bblain@carigietcowen.co.uk](mailto:bblain@carigietcowen.co.uk)

**Details Prepared June 2022**



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size - A4

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