



12 Silver Street

Durham, DH1 3RB

TO LET (subject to vacant possession)

Rent

£52,500 per annum exclusive.

VAT

All figures are quoted exclusive of VAT, if applicable.

Property Highlights

- Arguably the best retail unit in Durham
- Ground floor sales approx. 592 sq ft
- Located on Durham's principal retail thoroughfare

Description

The property comprises a prime retail unit with sales accommodation at ground floor level with ancillary ground floor staff/store and upper floor ancillary areas. The property is Grade II Listed.

Accommodation

Approximate net internal areas:

Net Frontage	3.90 m	12' 09"
Return	1.82 m	5'11"
Internal Width (max)	7.20 m	23' 07"
Internal Width (min)	4.72 m	15' 06"
Built & Shop Depth	11.94 m	39' 02"

Ground Floor Sales	54.98 sq m	592 sq ft
Ground Floor Anc.	7.00 sq m	75 sq ft
First Floor Anc. GIA	41.63 sq m	448 sq ft
Second Floor GIA	48.69 sq m	524 sq ft
Third Floor NIA (VOA)	48.69 sq m	530 sq ft

(Interested parties are advised to verify these areas on site by prior appointment)

Viewing: Staff are unaware of the pending disposal; therefore, viewing is strictly by prior appointment through sole agents Newmark:

Subject to contract.

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NEWMARK

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Location

The property is located in a prime position on Silver Street, Durham's principal retail thoroughfare. The property projects forward into Silver Street and is extremely prominent, benefitting from dual frontage.

East is located opposite. Body Shop, Superdry, M&S, Mountain Warehouse, Pret a Manger, EE, Stormfront and Cotswold are all close by.

Terms

The premises are available on a new 15 year Full Repairing and Insuring lease incorporating 5 yearly upward only rent reviews.

Rateable Value

The 2017 Rateable Value is £45,750.

The 2023/2024 Rateable Value is £21,750 and Rates Payable is £10,853.25.

Interested parties should make their own enquiries. Interested parties are asked to verify these figures with Durham City Council (03000 268 997).

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