

TO LET

3a Sunderland Road, Gilesgate, Durham, DH1 2LH

Rent: £8,500 per annum



- ❖ Ground Floor Retail Unit forming part of popular suburban parade
 - ❖ Area of approximately 30.58 sq m / 329 sq ft
- ❖ Occupiers on parade include Heron Foods, Coral, a pharmacy & H Taylor Butchers
 - ❖ Zero business rates subject to meeting qualification criteria
 - ❖ On site car parking

Description

Ground floor retail unit forming part of a popular parade in Newton Hall, Durham. The most recent use of the premises was as an office but other uses such would be suitable subject to landlord's consent and any necessary local authority consents.

Location

The property is located approximately in an suburban location approximately 1.5 miles to the North of Durham City Centre. The parade includes Heron Foods, Coral, H Taylor & Sons Butchers, a florist, a pharmacy, a café, a hair salon and a beauty salon. The property forms part of a substantial housing estate and is situated a short distance from Framwellgate School.

Accommodation

The accommodation extends to 30.58 sq m / 329 sq ft and provides a sales area / office, kitchen and WC. The accommodation is well appointed and includes suspended ceilings to the sales area / office with LED lights and a wooden framed display window. There is ample on site free car parking.

Services

The property has mains supplies of water and electricity in addition to mains drainage. Interested parties should make their own enquiries in this regard.

Energy Performance Certificate

Energy Performance Rating 67 (Band C). Full certificate will be provided on request.

Terms

Available by way of a new effective fully repairing and insuring lease at a rent of £8,500 per annum exclusive of business rates, service charge and all other outgoings. The landlord reserves the right to request a rent deposit.

Rating Assessment

£5,400 obtained from the Valuation Office Agency (www.voa.gov.uk). The UBR for the period 2024/25 is 54.6p in the pound. Rates payable are therefore £2,948.40 before any relief. Under the current regime, based on the Rateable Value, a small business with only one business premises is likely to be able to claim 100% discount on the Business Rates bill.



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Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Property Misdescription Act 1991: Every reasonable effort has been made by Greig Cavey Commercial Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.