

# To Let



## Durham

4-5 North Road, DH1 4SH

Ground Floor Area: 3,000 sq ft (278.71 sq m)  
Rent upon Application

## Location & Description:

- The property is situated in a prime position in the heart of historic Durham City Centre. It is in close proximity of the main city centre bus station and opposite the Riverwalk retail and leisure scheme.
- The surrounding tenant mix comprises the likes of Sainsbury's Local, Boots, Tesco Express, charity shops, building societies and a variety of local retailers. The road also includes a number of taxi ranks, bus stops therefore creating a good secondary/tertiary retail thoroughfare. There is also a public parking facility within Riverswalk Shopping Centre which is close to the subject and surrounds.
- The property comprises a mid-terrace retail unit situated between Sainsbury's Local and Admiral Amusement Arcade, arranged over ground, first and second floors and benefits from rear servicing.

## Demise:

Ground Floor 3,000 sq ft (278.71 sq m)

First Floor 2,668 sq ft (247.9 sq m)

Second Floor 1,151 sq ft (106.9 sq m)

## Rent:

Available upon request.

## Lease:

The property is available by way of a sub-lease for a term of years to be agreed subject to all necessary landlord consents.

## Service Charge:

Available upon request.

## EPC:

Energy Performance Rating Assessment - C.

## Legal and Professional Fees:

Each party to bear their own costs.

## Rating Assessment:

Rateable Value (2026) - £60,500.

## Date Prepared:

February 2026

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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