

Walkergate

DURHAM

EXCEPTIONALLY HIGH QUALITY RETAIL & LEISURE OPPORTUNITIES

FREEMAN PLACE, DURHAM, DH1 1SQ

Durham, Historic City. Huge Soul.

Captivating, historic, and vibrantly alive, Durham is a city where centuries of heritage seamlessly blend with a thriving modern energy. Framed by its magnificent UNESCO World Heritage Cathedral and Castle, and woven together by the winding River Wear, this compact city punches far above its weight.

Durham pairs an atmospheric, cobblestoned past with an ambitious, forward-thinking future. Home to a world-class university, a bustling retail and leisure scene, and a flourishing cultural sector, it is a magnetic destination that effortlessly captures the hearts of visitors, residents, and businesses alike.

4.71m
TOURISTS

visited Durham in 2025-26
(Source: Visit County Durham)

£339.88m
**TOURIST
EXPENDITURE**

(Source: Visit County
Durham 2025-26)

21,588
STUDENTS

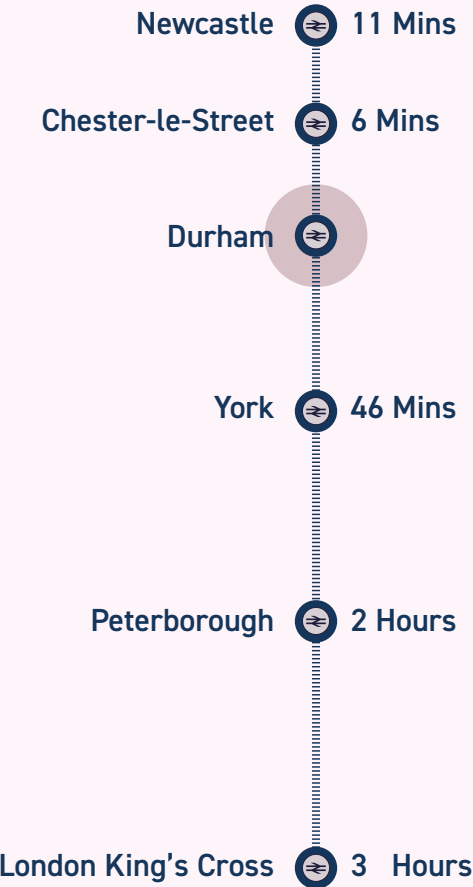
Durham University is
Englands 3rd oldest
(Source: Durham University
2025/26)

34.6% AB
SOCIAL GRADE

In Durham City, outperforming the
North East regional average of 18.3%.
(Source: ONS Census Data)

Unrivalled Regional Connectivity

Walkergate is just minutes on foot from Durham railway station, offering fast, direct train links to major hubs like Newcastle, York, and London. For drivers, the nearby A1(M) provides excellent road links with 498 'pay on foot' car spaces available. All these factors anchors the development firmly within the broader North East region.





DURHAM CATHEDRAL

PRINCE BISHOPS PLACE
(To be re-developed)

GALA THEATRE & CINEMA

Walkergate
DURHAM

THE RIVERWALK

MILBURNGATE

HM PASSPORT OFFICE

PREMIER INN

NS&I

DURHAM UNIVERSITY BUSINESS SCHOOL

A Premium Riverside Destination

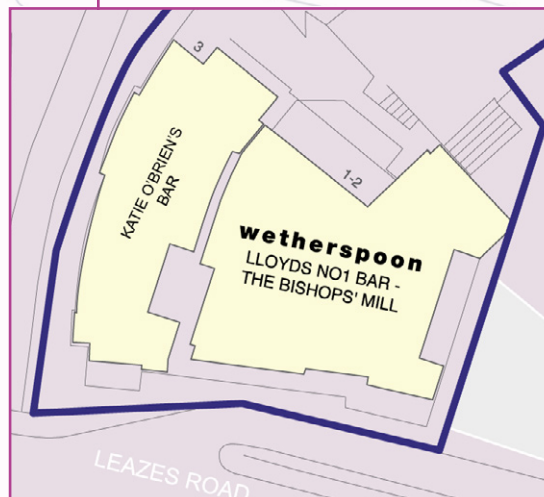
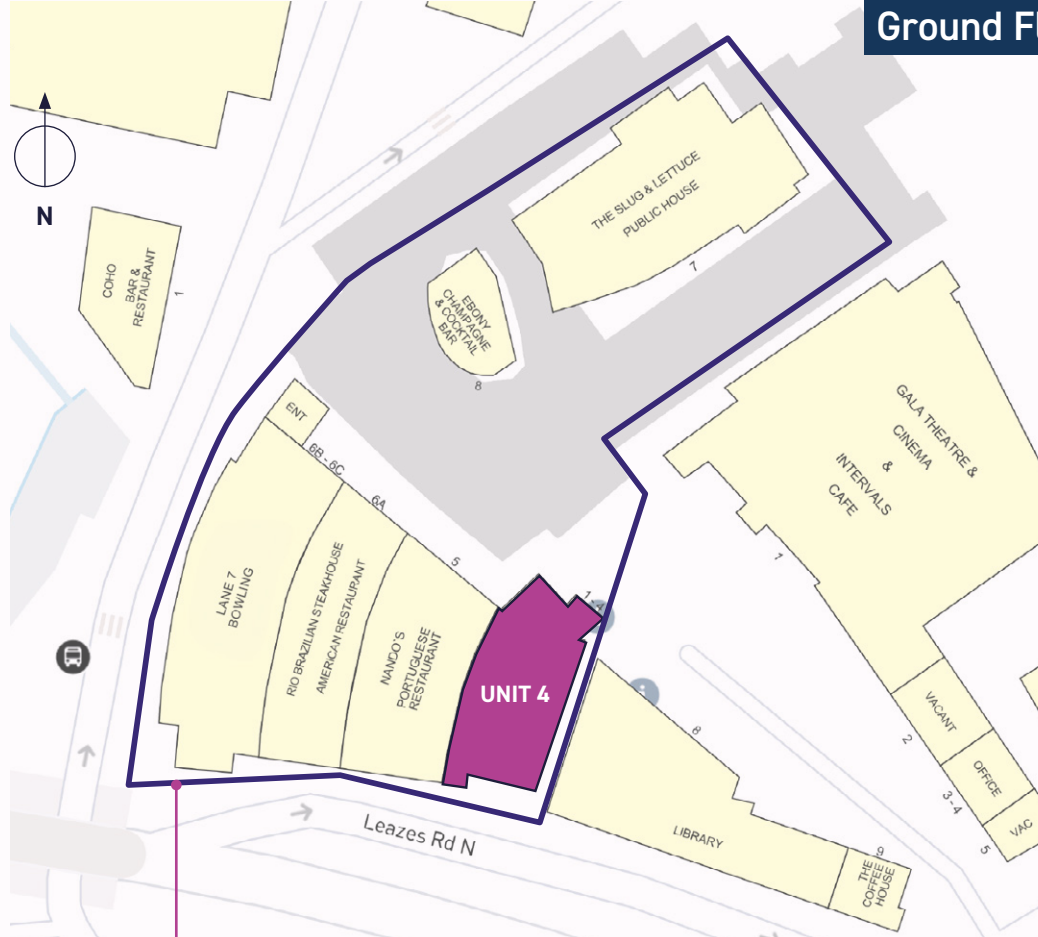
Perfectly positioned fronting the River Wear, Walkergate boasts a premium waterfront location in the center of Durham, framed by the city's iconic historic skyline. The development is in close proximity to the main shopping districts, cultural hotspots, and essential amenities. This central placement ensures a lively, round-the-clock stream of shoppers, tourists, students, and professionals, drawing heavily from Durham's thriving leisure and education sectors.

Walkergate

Situated in the heart of Durham, Walkergate offers a selection of stylish bars and family restaurants around an attractive split level piazza, providing an eclectic choice of cuisines with spacious terraces for alfresco dining.



Ground Floor



Lower Ground Floor

Availability

Unit 4, currently occupied by ASK Italian, is available to let. Premises extend to a ground floor of approx. 3,115 sq.ft (289.3 sq.m) and a mezzanine of 939 sq.ft (87.2 sq.m) and has the benefit of circa 267sq.ft (24.8 sq.m) of external seating area. The unit, which is fully fitted, has circa 170 covers and vacant possession can be provided with giving the tenant 2 months' notice.

Unit 1 & 2	Wetherspoons	14,064 sq.ft.
Unit 3	Katie O'Briens	7,435 sq.ft.
Unit 4	AVAILABLE (trading as ASK)	4,053 sq.ft.
Unit 5	Nando's	3,984 sq.ft.
Unit 6a	Rios Brazilian Steakhouse	4,749 sq.ft.
Unit 6 b/c	Lane 7	9,344 sq.ft.
Unit 7	Slug & Lettuce	12,354 sq.ft.
Unit 8	Ebony Champagne Bar	2,128 sq.ft.

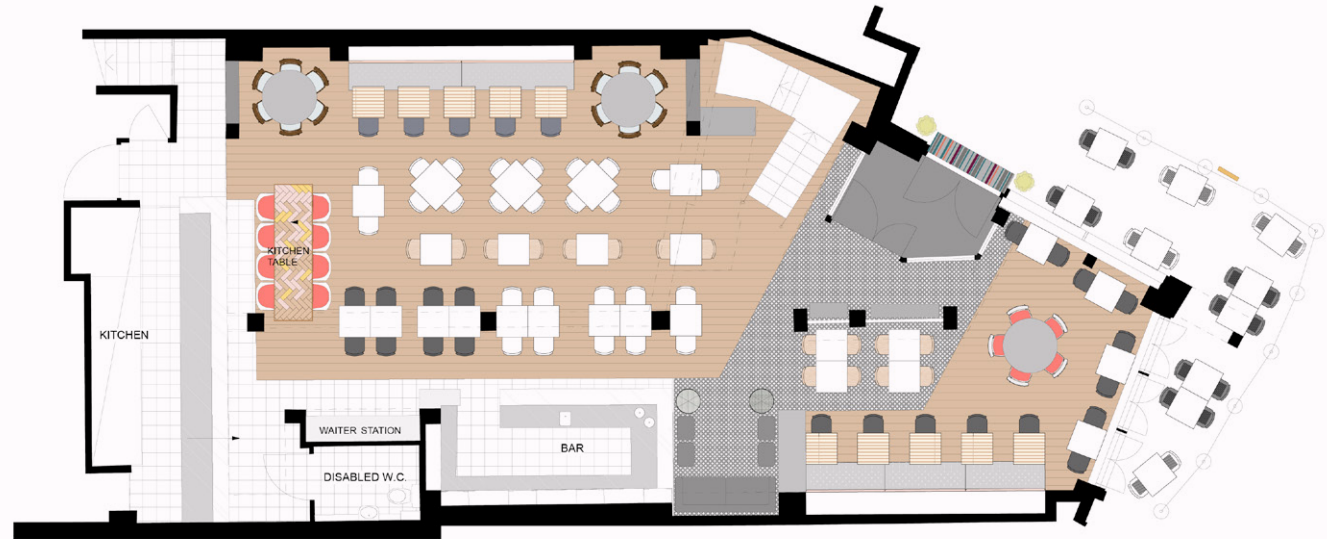
Unit 4

Ask Italian

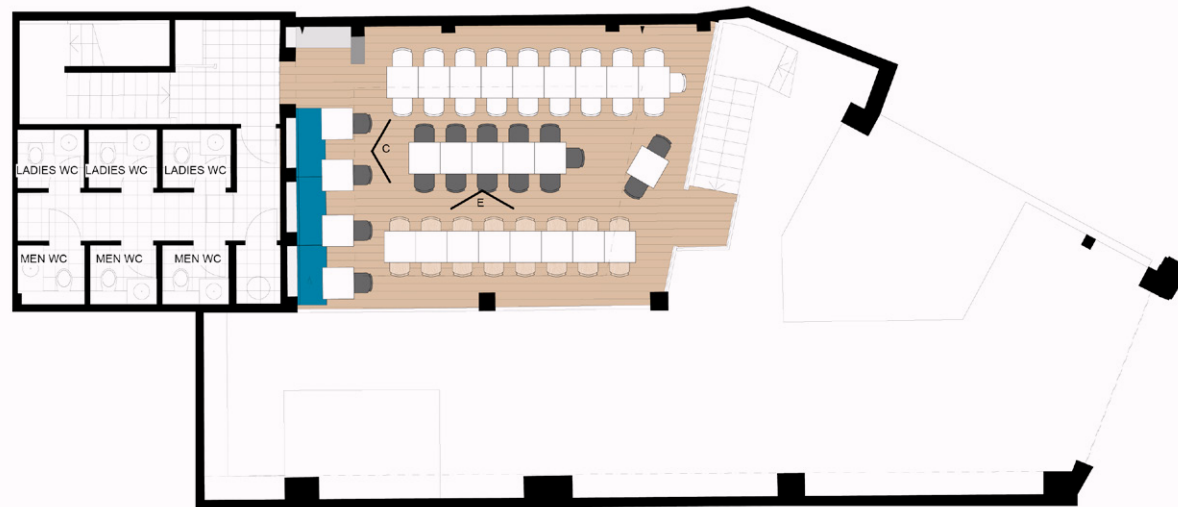


Fit Out Plans

Ground Floor
3,115 sq.ft (289.3 sq.m)



Mezzanine
939 sq.ft (87.2 sq.m)



More Information



Nick Ferris

m: 07970 850037

e: nick@barkerproudlove.co.uk

w: barkerproudlove.co.uk

Terms

The unit is available for occupation on a new FRI lease for a term to be agreed

Rent

£75,000 pa

Service Charge

£25,208.05 pa

Business Rates

From 1 April 2026 RV £52,000 (current rates payable £23,000pa)

Planning

The premises currently benefit from Use Class E and maybe suitable for other uses, subject to planning.

EPC

Energy Performance Certificate available upon request

VAT

All prices, premiums and rents are exclusive of VAT at the prevailing rate

Legal Costs

Each party to incur their own costs

Viewings

Strictly by appointment via the letting agent (staff unaware)

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