

HIGH STREET PROPERTY / CLASS E**76 Saddler Street, Durham DH1 3NP****Rent: £74,000 PA****Ground Floor Area****1,398 Sq ft / 130 Sq M****TO
LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Jack Deakin****Mob: 07591 835782****Email: jack@barkerproudlove.co.uk****Nik McCarthy****Mob: 07960 960207****Email: nikm@barkerproudlove.co.uk**

Available by way of sub-let or assignment**Location:**

Durham city centre is well connected to the A1, a major north/south trunk road providing links to Newcastle, Darlington and Sunderland all within a 30 minute drive time.

Durham has a resident population of c.50,000 people and a catchment of approximately 120,000, which is boosted substantially by tourists and students. The city's cathedral and castle are designated by UNESCO as a World Heritage Site and help to attract an estimated 5.5 million tourists per year.

The premises are Grade II listed and are located on Saddler Street, which is the principal gateway to the cathedral and castle from the Market Place and the city's main car park within Prince Bishops Shopping Centre, opposite the premises.

Nearby occupiers include Pandora, Co-op Bank, HSBC, Waterstones and Greggs.

Accommodation:

The premises comprise ground floor sales with office/ancillary accommodation at first floor. The second and third floors are currently unused. The premises provide the following approximate areas and dimensions:-

Demise:	Sq Ft	Sq M
Ground Floor	1,398	129.8
First Floor	1,038	96.42
Second Floor	178	16.5
Third Floor (not measured)	-	-

Rent:

£74,000 per annum exclusive

Tenure:

The property is held on an FRI lease expiring 24th December 2028.

Business Rates:

The premises currently has a rateable value of £40,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

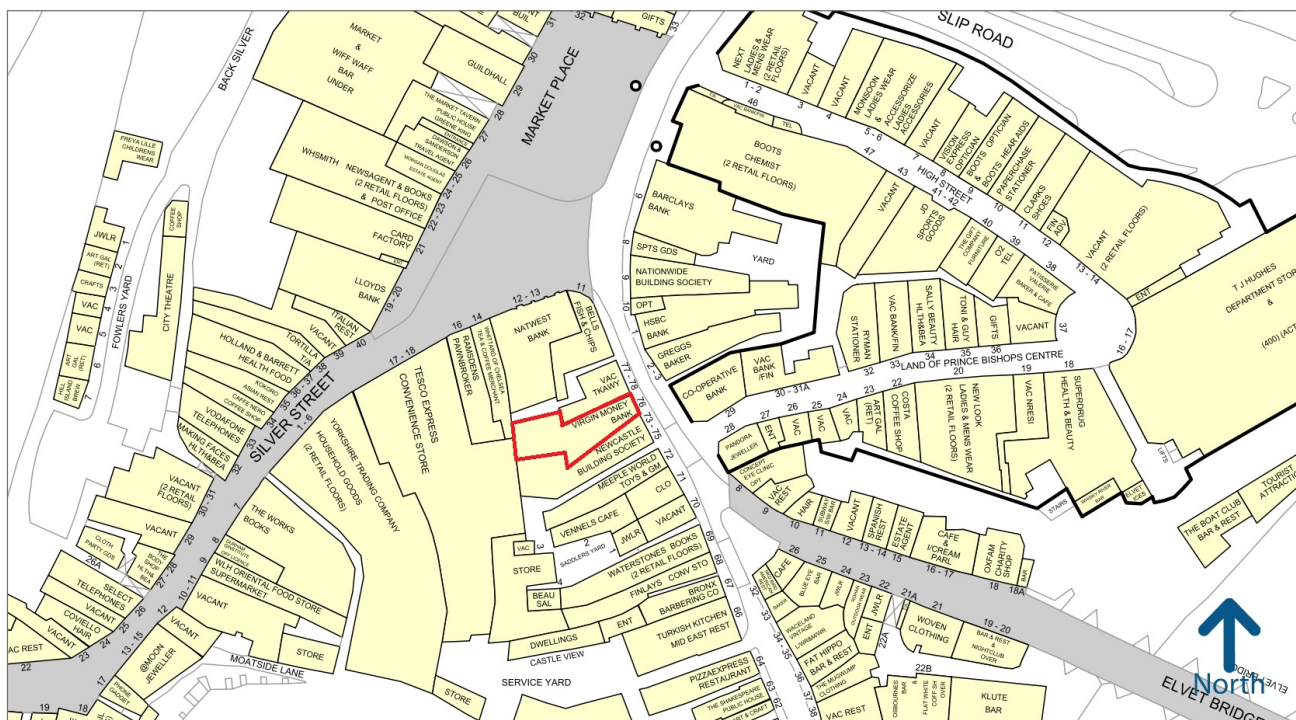
Date Prepared:

November 2023

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Durham



50 metres



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Experian Goad Plan Created: 29/11/2023

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