



To Let

Retail Premises

Front Street
Framwellgate Moor
Durham
DH1 5AU

- Double fronted suburban retail showroom
- Arranged over ground floor only
- Totalling 1684 ft² (156.44 m²)
- Opposite Franks, Greggs and Coop Food Store
- Adjacent to Coop funeral care
- Off-street parking to front

Head Office
51 Frederick Street
Sunderland SR1 1NF
Regulated by RICS

Location

Framwellgate Moor lies approximately 1.5 miles northwest of Durham City and 5 miles south of Chester le Street. The property lies at the Southernmost section of Front Street immediately opposite Franks Flooring, Greggs. Co-op Food Store and adjacent to Co-op Funerals benefiting from off street parking to the front. The property is visible from Dryburn View and Finchale Road and has been occupied as a retail showroom for many years but would suit a variety of alternative retail uses.

Description

The property is arranged over single storey only and comprises showroom with store, office and WC to the rear. A new shop front is to be installed and the premises will be available in the final quarter of 2022 when the current tenant vacates.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor	ft	m	
Showroom	Average Internal Width	37'5"	11.43
	Average Sales Depth	40'8"	12.43
	Sales Area		1431 132.94
Store/Office		253	23.50
WC			

Tenure

A new Lease is available at a commencing annual rental of **£22,250** for a term of years to be agreed (minimum **5** years) on an FRI basis subject to **5** yearly Rent Reviews

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

- mario@lofthouseandpartners.co.uk
- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£12,500**. The Uniform Business Rate for the Rates Year 2022/2023 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification

Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

DC1125

EPC

Energy Rating C