



To Let

Retail Premises

Unit 4 Blue House Buildings
High Street
Belmont
Durham
DH1 1AR

- Prominently situated in popular suburban parade
- Very well presented shop premises
- Total Sales Area 635ft² (59m²)
- Shared Car Park to front

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

Location

Situated in popular suburban parade including Spar Convenience Store and Belmont Pharmacy within Belmont which is a pleasant suburb of Durham located approximately 1 mile East of the City Centre.

Description

Very well-presented shop premises comprising a former designer childrenswear shop benefitting from a wood framed shop front with UPVC entrance doors and external security shutters. The sales area benefits from laminate flooring to the front and carpet to the rear sales with painted plastered walls and ceiling with inset spotlighting. The unit also benefits from staff facilities to the rear.

Accommodation

The property briefly comprises as follows:-

		ft ²	m ²
Ground Floor		ft	m
Sales Area	Internal Width	14'10	4.5
	Sales Depth	30'10	9.4
	Sales Area	378	35.1
Rear Sales		177	16.4
Staff		23	2.1
Total		658	53.6

Tenure

A new Lease is available at a commencing annual rental of **£8,500** for a term of years to be agreed (minimum 3 years) on an effective Tenant FRI basis subject to 3 yearly Rent Reviews

Costs

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

Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

- mjw@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 current Rateable Value is **£4,000 for the rates year 2022/23 increasing to £4,250 from 01/04/23**. The Uniform Business Rate for the Rates Year 2023/2024 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

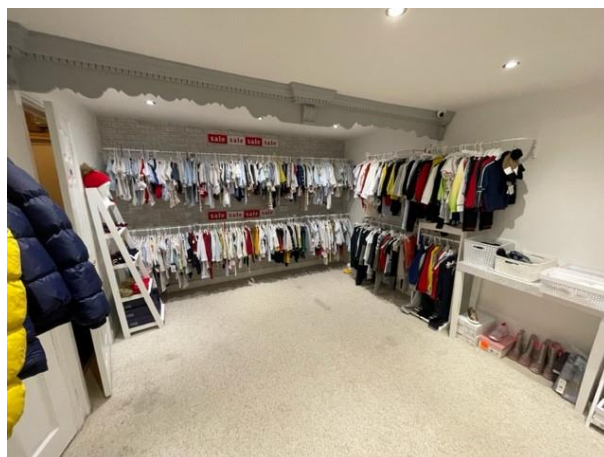
None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

DC1129

EPC

To be provided.



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