



To Let

Retail Premises

26 Market Place
Durham City
DH1 3NJ

- Prime retail unit situated in Durham Market Place
- Ground Floor Sales Area 550 ft² plus Basement Ancillary 170ft²
- Nearby occupiers include The Post Office, Tesco, Boots & Durham Market Hall
- Busy pedestrianised location close to Durham Cathedral & Durham University Buildings

Location

The property is situated in a prime location on Market Place within Durham City Centre adjoining Durham Indoor Market together with other nearby occupiers including Tesco, Boots, WH Smith, Lloyds, Barclays and NatWest.

Description

The property provided ground floor retail accommodation most recently used as a travel agents together with stores at basement level.

Accommodation

The property briefly comprises as follows:-

		ft	m2
Ground Floor			
Sales Area	Max Internal Width	15'5"	4.72
	Sales Depth	37'4"	11.39
	Sales Area		495 45.99
Staffroom		60	5.57
Basement			
Stores		170	15.79

Tenure

The property is available via assignment of an existing lease which expires 24th March 2027 at a passing rent of **£37,500 per annum plus VAT** on Tenant Internal Repairing and Insuring terms.

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

The rent is subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£21,500**. 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.

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

DC1134

EPC

Energy Rating C