



To Let

Former Cafe Premises

51 Saddler Street
Durham
DH1 3NU

- Well-presented retail/cafe premises
- Centrally positioned in the heart of Durham city
- Located within University city
- Arranged over ground floor and basement
- Totalling **683 ft² (63.45 m²)**

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

Location

Durham is a University and Cathedral city which lies approximately 13 miles southwest of Sunderland and 6.5 miles south of Chester le Street. The property is located at the top of Saddler Street just before the entrance to Durham Cathedral and Castle

Description

The property forms part of a larger grade 2 listed building and comprises compact former café arranged over ground and lower ground floor. The café is split level being raised at the rear,

Accommodation

The property briefly comprises as follows:-

	ft2	m2
GROUND FLOOR		
Café (split level)	413	38.37
BASEMENT		
Kitchen/Ancillary (WC)	270	25.08

Tenure

A new Lease is available at a commencing annual rental of **£12,000** for a term of years to be agreed (minimum **3** years) on an effective FRI basis subject to **3** yearly Rent Reviews.

Service Charge

There is a service charge payable on a proportionate basis to cover the cost of external repairs, maintenance and decoration.

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

The rent is not subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£6,000**. 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 DC1138 **EPC** Energy Rating 111/E

Street View

