



Retail/ Office Accommodation

374ft² (34.7m²)

- Prime location with good frontage onto Old Elvet
- On street car parking
- Train and bus station within walking distance
- Multi use potential
- New lease

For further information please contact:

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TO LET

3C Old Elvet Road, Durham, DH1 3HL

Location

The Property is located in the heart of Durham City, on the corner of Elvet Bridge and New Elvet. New Elvet is considered as one of the main routes through the city and leads up to one of the main University Campus'.

Durham City is home to the famous cathedral and also benefits from a large student population. Durham City is located approximately 2 miles from the A1(M) for North/South Road links to Tyneside and Teesside and provides direct access to the A690 trunk road for East/West links from Durham City and to Sunderland/Wearside.

Description

The property is of cavity brick construction with timber framed single glazed windows all under a pitched slate tile roof. Internally the property comprises ground floor office space together with kitchenette and toilet facilities to the rear.

Accommodation

The property comprises the following net internal areas:

	M ²	Ft ²
Ground Floor	34.7	374

Rent

£18,500 per annum exclusive of VAT, rates.

Business Rates

According to the VOA website the rateable Value (2023 list) is £12,000.

EPC

The property has an EPC rating B (45).

Legal Costs

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

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0247 686 8555.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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