

**STUART  
EDWARDS**



## Fenwick Terrace

, Durham DH1 4JJ

- WELL PRESENTED
- RATEABLE VALUE £2200 SMALL BUSINESS RATE RELIEF MAY APPLY
- EPC RATING C
- CLOSE TO DURHAM CITY CENTRE
- EXCELLENT ON STREET PARKING PROVISION TO FRONT

**£895 Per Month**





**Council Tax Band: A**  
**EPC Rating: C**

**FULL DESCRIPTION**

**\*\*EXTREMELY RARE OPPORTUNITY\*\* \*\*INCENTIVES AVAILABLE\*\* \*\*USE CLASS E COMMERCIAL SPACE\*\* \*\*PREVIOUS USES INCLUDE HAIR SALON & CAFE/SANDWICH SHOP \*\* \*\*VERY FLEXIBLE SPACE SUITABLE FOR A RANGE OF USES - STPP IF REQUIRED\*\* We have the pleasure of offering this extremely versatile commercial property to the rental market, available around September 2024 due to the relocation of the current business occupant. The premises comprises: entrance via charming shop frontage into main retail area, 2nd room to rear with door to kitchen, rear corridor with door to rear and access to WC. Externally, there is excellent on-street parking provision to the front, and a pleasant enclosed courtyard to the rear.**

**DIMENISONS**

Front room - 4.5m x 3.7m

Rear room - 3.5m x 2.2m

Kitchen - 3.5m x 1.5m (potential to open into rear room)

WC - 1.7m x 1.5m

**ADDITIONAL INFORMATION**

EPC Rating E

Rateable Value - £2,200 - small business rate relief may apply

Available by way of a new lease for a minimum 1 year period

Rent £895 per month, deposit £1790, application/processing fee £150

**Important Info**

Please note that all sizes have been measured with an electronic measure tape and are approximations only. Under the terms of the Misdescription Act we are obliged to point out that none of these services have been tested by ourselves. We cannot vouch that any of the installations described in these particulars are in perfect working order. We present the details of this property in good faith and they were accurate at the time of which we inspected the property. Stuart Edwards for themselves and for the vendors or lessors of this property whose agents they are, give notice, that: (1) the particulars are produced in good faith, are set out as a general guide only, and do not constitute any part of a contract; (2) no person in the employment of Stuart Edwards has the authority to make or give any representation or warranty in relation to this property.

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**Property Viewing**

Contact Stuart Edwards Estate Agents for an appointment to view.

**Thanks**

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

