



TO LET



Cafe / Restaurant, Leisure, Showroom Opportunity

162.67 sq m (1,751 sq ft)

Rent £17,500 pax

ENNA HOUSE
ST. JOHNS ROAD
MEADOWFIELD IND. ESTATE
DURHAM
DH7 8XL

- Located on an Established Business Park / Industrial Estate
- Approximately 2.5 Miles Southwest of Durham City
- Easy Access to A690 & A167
- Substantial On-Site Car Parking
- Former Cafe / Restaurant but Suitable for Alternative Uses (Subject to Consents)

LOCATION

The Property is located within Whitfield Court on the popular Meadowfield Industrial Estate, positioned approximately 2.5 miles south west of Durham and midway between the conurbations of Tyneside and Teesside. Newcastle is 20 miles to the north and Middlesbrough is 25 miles south-east.

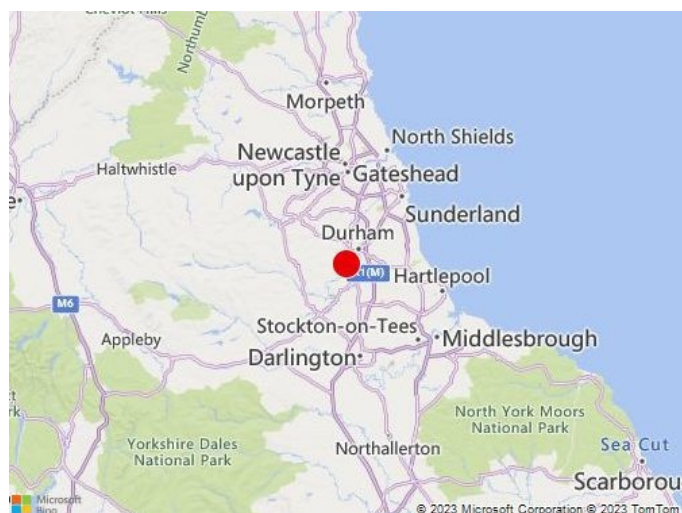
The A167 and A1(M) are in proximity with access via Junction 61 on the A1(M) providing access to the rest of the region.

The area benefits from good public transport links with the Arriva bus number X46 and Arriva bus number 49A serving the entrance to St Johns Road.

East Coast main line railway services at Durham provide access to Newcastle, Leeds and Edinburgh. There are international airports at Durham Tees Valley and Newcastle.

DESCRIPTION

Enna House is situated in the centre of the business park with the ground floor benefitting from a conservatory style restaurant area with doors opening out onto an attractive courtyard and communal garden area.



ACCOMMODATION

| | sq m | sq ft |
|--------------|---------------|--------------|
| Ground Floor | 162.67 | 1,751 |
| TOTAL | 162.67 | 1,751 |

TERMS

The property is available by way of a new EFRI lease for a term of years to be agreed at a rent of £17,500 pax.

An Estate Service Charge will be recoverable from the occupier for upkeep and maintenance of the estate and car park. Further details on application.

BUSINESS RATES

Rateable Value : £16,500 (Effective 1st April 2023)

Estimated Rates Payable : £8,233.50

Our estimate has been calculated by applying the appropriate Business Rate Multiplier to the RV. It is important that interested parties confirm the accuracy of this information and the actual rates payable with the Local Authority.



ENERGY PERFORMANCE

Awaiting EPC.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Graham S Hall upon this basis and where silent, offers will be deemed net of VAT

LEGAL COSTS

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

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the purchaser / tenant.

VIEWING & FURTHER INFORMATION

For general enquiries and viewing arrangements please contact:

Daryl Carr

t: 0191 731 8660

e: daryl@grahamshall.com

AGENTS NOTE

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.

