

To Let



Durham

76 Saddler Street, DH1 3NP

Ground Floor: 1,398 sq ft (129.8 sq m)

Rent: £74,000 pax

Available by way of sub-let or assignment

Location & Description:

- Durham city centre is well connected to the A1, a major north/south trunk road providing links to Newcastle, Darlington and Sunderland all within a 30 minute drive time.
- Durham has a resident population of c.50,000 people and a catchment of approximately 120,000, which is boosted substantially by tourists and students. The city's cathedral and castle are designated by UNESCO as a World Heritage Site and help to attract an estimated 5.5 million tourists per year.
- The premises are Grade II listed and are located on Saddler Street, which is the principal gateway to the cathedral and castle from the Market Place and the city's main car park within Prince Bishops Shopping Centre, opposite the premises.
- Nearby occupiers include Pandora, Co-op Bank, HSBC, Waterstones and Greggs.

Demise:

Ground Floor 1,398 sq ft (129.8 sq m)
First Floor 1,038 sq ft (96.42 sq m)
Second Floor 178 sq ft (16.5 sq m)
Third Floor (not measured)

The premises comprise ground floor sales with office/ancillary accommodation at first floor. The second and third floors are currently unused.

Rent:

£74,000 per annum exclusive

Lease:

The property is held on an FRI lease expiring 24th December 2028.

EPC:

Available upon request.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £40,000.

Date Prepared:

June 2024

Contact Us:

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50 metres

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