

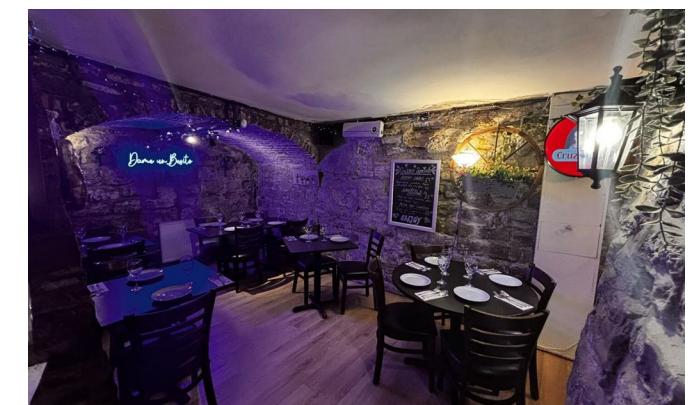
# STUART EDWARDS



**Silver Street**  
, Durham City DH1 3RD

- BUSINESS FOR SALE
  - RESTAURANT
  - WC/WASH ROOM
- ALL FIXTURES & FITTINGS INCLUDED
- CURRENTLY TRADING AS "GUSSTO" RESTAURANT
- COMMERCIAL KITCHEN
- SECURE LEASE £25,000 QUARTERLY RENT
- IN THE HEART OF DURHAM CITY

**Asking Price £69,500**



**Council Tax Band:**  
**EPC Rating: D**

**FULL DESCRIPTION**

This Grade II listed unit is currently operating as an established Spanish/Mediterranean tapas bar nestled within the popular Silver Street area of Durham City Centre and backing onto the River Wear. Silver Street is a prime, pedestrianised thoroughfare in the heart of Durham City Centre, connecting the Market Place with North Road. It enjoys a vibrant social scene with a good mix of bars, restaurants and cafes as well as various independent shops alongside national chains.

Held on a secure lease, some exterior steps lead to the premises which internally comprises; restaurant area with exposed stone feature walls, commercial kitchen and WC/wash room facilities. Externally there's a small area which has been used as an outside dining area.

With all fixtures and fittings included within the purchase, including the kitchen.

The property currently has a 7 year lease but these terms can be negotiable with the landlord.

Viewings by appointment only.

**LEGAL COSTS**

Each party is to bear their own legal costs.

**EPC.**

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/9319-3020-0332-0790-7125>

**IMPORTANT INFORMATION.**

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.

**PROPERTY VIEWING.**

Contact Stuart Edwards Estate Agents for an appointment to view.

**PROPERTY PORTALS.**

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on Rightmove.co.uk, Zoopla.co.uk & OnTheMarket.com.

**FREE VALUATION.**

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

**THE PROPERTY OMBUDSMAN.**

Membership is held with The Property Ombudsman for sales and lettings.

**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.

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
[enquiries@stuardwards.com](mailto:enquiries@stuardwards.com)  
[www.stuardwards.com](http://www.stuardwards.com)

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.

