



Blakeys Yard, Frankland Lane, Durham, DH1 5TA

Rare City Centre Workshop and Secure Yard Opportunity

SUMMARY

| | |
|----------------|--|
| Tenure | To Let |
| Size | 2,096 sq ft / 194.72 sq m |
| Rent | £15,000 per annum |
| Rates Payable | £4,940.10 per annum Or £0 per annum with SBRR |
| Rateable Value | £9,900 |
| EPC Rating | D (89) |
| VAT | Not applicable |
| Legal fees | Each party to bear their own costs |

KEY POINTS

- Workshop, garage and office accommodation extending to approx. 2,096 sq ft (194.73 sq m)
- Self-contained 0.19-acre secure site with approx. 0.14 acres of external yard
- Low site coverage (c. 25%) providing a high proportion of usable hardstanding external space
- Excellent location close to Durham City Centre with strong road links: A1(M), A690, A167
- Suitable for a variety of uses including: storage, car repairs, contractors yard, plant hire and general industrial uses (subject to consents)

LOCATION

The property occupies a convenient position on the fringe of Durham City Centre, offering a balance of accessibility and a more private, semi-rural setting.

The site is within walking distance of the city centre, including The Riverwalk and Millburngate developments, with nearby occupiers including the Radisson Blu Hotel and Crook Hall.

Road connections are strong, with the A690 approximately 0.5 miles to the south providing access to the A1(M) (c. 3 miles east), and the A167 located around 1.5 miles to the west. Durham's mainline train and bus stations are also easily accessible on foot.

Location plans are provided for identification purposes only.

DESCRIPTION

The property comprises a self-contained site extending to approximately 0.19 acres, providing a substantial area of external yard space of around 0.14 acres. The yard is predominantly laid to concrete hardstanding and enclosed by fencing, offering secure space suitable for a range of uses including storage, vehicle parking and general circulation.

The built accommodation comprises a single-storey workshop with roller shutter access, together with ancillary office, kitchen and WC facilities. In addition, there are two self-contained garage units, both benefiting from roller shutter doors.

The relatively low site coverage (approximately 25%) ensures a high proportion of usable external space, which is a key feature of the property and rarely available in such close proximity to Durham City Centre.

ACCOMMODATION

| Description | sq ft | sq m |
|--------------------|-------|--------|
| Workshop & Offices | 2,096 | 194.72 |

USE

The property has historically been used as a vehicle repair workshop and taxi depot.

The property is particularly well suited to occupiers requiring a combination of workshop accommodation and secure external storage/yard space. A range of alternative uses may be considered, subject to the necessary planning permissions and statutory consents.

TERMS

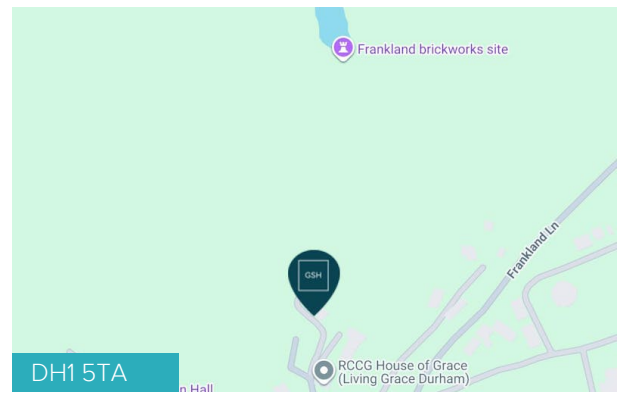
Available by way of a new lease, for a term of years to be agreed at a rent of £15,000 per annum exclusive.

BUSINESS RATES

Rateable Value: £9,900 (effective from 1 April 2026)

Estimated rates payable: £4,940.10 per annum

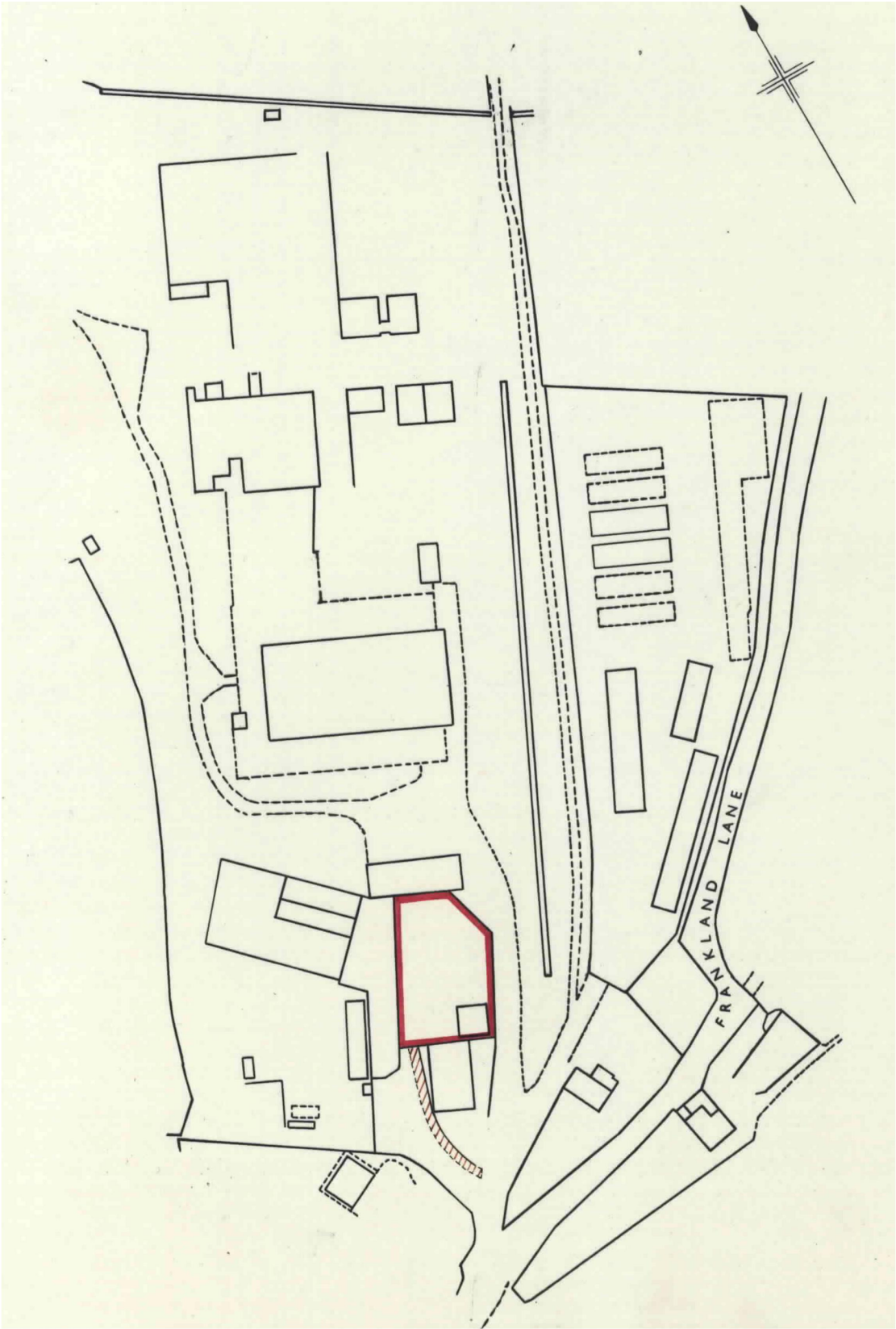
Qualifying occupiers may benefit from Small Business Rates Relief, potentially reducing rates liability to nil. Interested parties should verify this with the Local Authority.



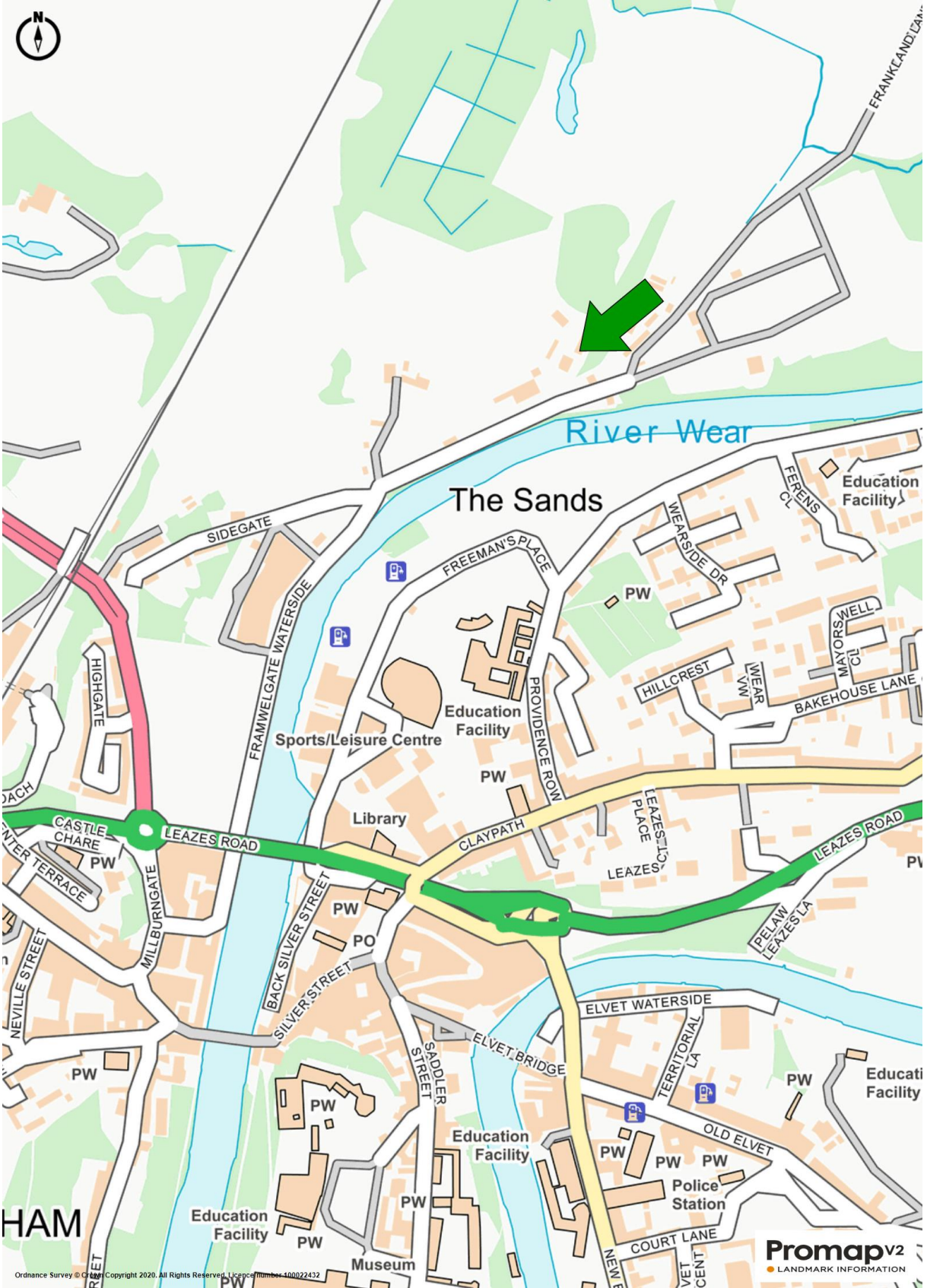
VIEWING & FURTHER INFORMATION



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