



105 Gilesgate, Durham, DH1 1JA

Prominent Ground Floor Retail / Office Premises

SUMMARY

Tenure	To Let
Size	450 sq ft / 41.81 sq m
Rent	£12,500 per annum
Rates Payable	£2,559.40 per annum Or £0 per annum with SBRR
Rateable Value	£6,700
EPC Rating	B (37)
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Prominent Gilesgate position on a busy route (A181) to and from Durham city centre
- Well-presented ground-floor retail/office accommodation
- Extensive glazed corner frontage providing excellent visibility
- Suitable for retail, office and professional service uses, subject to consents
- Nearby occupiers: Bupa Dental Care, Dunelm Veterinary Group, William Hill and Sainsbury's
- Small Business Rates Relief available, subject to eligibility

LOCATION

Durham is a historic cathedral and university city situated approximately 18 miles south of Newcastle upon Tyne and 12 miles south-west of Sunderland.

The property occupies a prominent position on Gilesgate (A181), approximately one mile east of Durham city centre and close to the junction with Sunderland Road. This busy route provides one of the main approaches to and from the city centre, giving the premises excellent exposure to passing traffic.

Surrounding occupiers include Dunelm Veterinary Group, Bupa Dental Care, William Hill and Sainsbury's.

WHAT3WORDS

///lights.chops.cliff

DESCRIPTION

A self-contained ground-floor retail/office unit within a two-storey building, benefiting from an extensive glazed corner frontage and its own entrance.

Currently arranged as an estate agency office, the accommodation provides a well-presented, predominantly open-plan customer and working area, with WC facilities to the rear. The premises benefit from good natural light, carpeting, ceiling-mounted light panels and wall-mounted electric heaters.

The unit would suit a range of retail, office or professional service occupiers seeking a visible trading position close to Durham city centre, subject to any necessary consents.

ACCOMMODATION

Name	sq ft	sq m
Ground	450	41.81

LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, at an annual rent of £12,500.

BUSINESS RATES

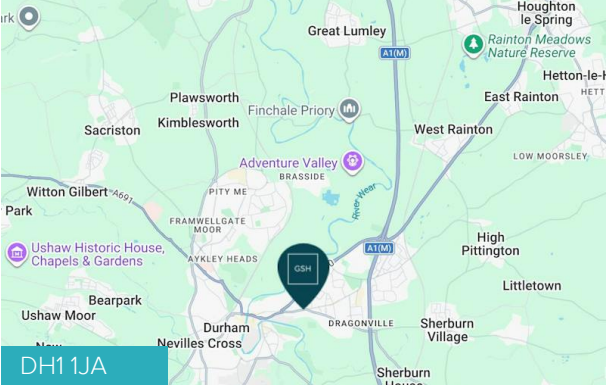
Rateable Value: £6,700.

Eligible occupiers may benefit from 100% Small Business Rates Relief.

Interested parties should confirm their eligibility and actual liability with Durham County Council.

APPLICATION & REFERENCING

Where referencing is undertaken by the Agent, an application and referencing fee may be payable by the applicant. Further information is available from the Agent.



VIEWING & FURTHER INFORMATION



Graham S Hall

CHARTERED SURVEYORS

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