



## 24 Wynyard Grove, Durham, DH1 2QJ

Prominent Ground Floor Retail Unit

### SUMMARY

Tenure	To Let / For Sale
Size	915 sq ft / 85.01 sq m
Rent	£18,000 per annum
Price	Offers in excess of £200,000
Rates Payable	£5,364.25 per annum Or £0 per annum with SBRR
Rateable Value	£10,750
EPC Rating	D (95)
VAT	To be confirmed
Legal fees	Each party to bear their own costs

### KEY POINTS

- Busy main road position, only 1 mile from the city centre
- Opposite Sainsbury's Local and adjacent to Esso St. Giles filling station
- Close to Dragonville Retail Park, where nearby occupiers include Tesco, Lidl, Aldi, The Range, Home Bargains, Greggs and McDonald's
- Excellent transport links to A690, A1(M) & many frequent bus services
- Would suit a variety of uses with potential for open plan adaptation
- Available due to relocation

## LOCATION

Situated on Sunderland Road in the popular area of Gilesgate, the property occupies a prominent position directly opposite Sainsbury's Local and the Esso St Giles filling station, benefiting from strong passing traffic and footfall.

Durham City Centre is approximately 1 mile to the west, while Belmont Industrial Estate and Dragonville Retail Park are close by, where occupiers include Tesco Extra, Lidl, Aldi, Greggs and McDonald's.

The property enjoys excellent road connections via the A690 and A1(M), together with several frequent bus services serving the immediate area.

## DESCRIPTION

The property comprises a ground floor retail unit of traditional brick construction with an attractive timber-framed frontage beneath a dual-pitched slate roof, with a flat roof over the rear extension. Prominent display windows provide excellent natural light and strong roadside visibility.

The premises are currently fitted out as a hair and beauty salon, with a mix of treatment rooms and open areas. While the current layout is relatively cellular, the property was previously used as an open-plan dance studio, offering scope for reconfiguration to suit a range of occupiers.

Internally, the unit benefits from modern lighting, quality flooring, fitted cabinetry with wash stations, and a rear staff area with kitchen and WC facilities.

## ACCOMMODATION

Name	sq ft	sq m
Ground	915	85.01

## LEASE

The property is available to let by way of a new EFRI lease at a rent of £18,000 per annum exclusive.

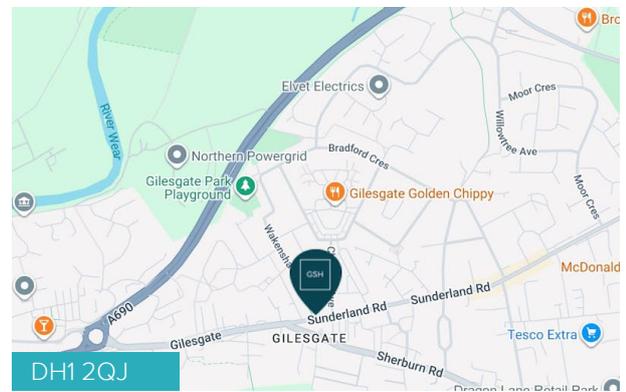
## FREEHOLD SALE

Our clients would also consider a sale of the freehold interest, and we are instructed to invite offers in excess of £200,000. Please note that the first floor (known as 24A Wynyard Grove) has been sold off on a long leasehold basis. Further information available upon request.

## BUSINESS RATES

The property has a Rateable Value of £10,750 effective 1st April 2026.

The estimated rates payable are £5,364.25 per annum, although eligible occupiers may benefit from Small Business Rates Relief, meaning no business rates may be payable. Interested parties should confirm the exact rates payable with the Local Authority.



## VIEWING & FURTHER INFORMATION

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