



99-101 High Street, Carrville, Durham, DH1 1BQ

Freehold Takeaway Premises with Retained Freehold Interests

SUMMARY

Tenure	For Sale
Size	300 sq ft / 27.87 sq m
Price	£75,000
Rates Payable	£1,146 per annum Or £0 per annum with SBRR
Rateable Value	£3,000
EPC Rating	B (42)
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Freehold hot food takeaway premises with established sui generis consent
- Includes retained freehold interests relating to 99B, 100 and 101 High Street
- Rear yard with servicing, loading and parking facilities
- Fixtures, fittings and commercial kitchen equipment available separately
- Suitable for owner occupation or investment
- Rare opportunity to acquire an established takeaway premises with external space

LOCATION

Carrville is a popular and well-established residential suburb situated approximately 2 miles east of Durham City Centre.

The property occupies a prominent position on High Street within an established local parade serving the surrounding residential population. Nearby occupiers comprise a mixture of independent retailers, service providers and residential accommodation.

The location benefits from excellent accessibility to Durham City Centre, the A690 and Junction 62 of the A1(M), making it a convenient trading position with a substantial surrounding catchment population.

DESCRIPTION

The sale comprises the freehold hot food takeaway premises known as 99A High Street together with the retained freehold interests relating to 99B High Street, 100 High Street and 101 High Street, occupying a prominent position within the established retail parade at Carrville.

Internally, the takeaway premises provide customer sales space together with preparation, storage and ancillary kitchen areas. The property benefits from an established extraction system and takeaway consent, allowing a purchaser to continue operating the premises for its current use without the time, cost and uncertainty often associated with obtaining new takeaway permissions.

To the rear is a substantial enclosed yard area providing valuable servicing, loading and parking facilities. Such external space is relatively uncommon for premises of this nature and offers flexibility for operational requirements.

The property is considered likely to appeal to owner occupiers seeking an affordable business premises, investors, or operators looking to establish or expand a food-led business from a ready-configured location. Alternative commercial uses may also be suitable, subject to any necessary consents.

The majority of the existing fixtures, fittings and commercial kitchen equipment may also be available by separate negotiation.

TENURE

Freehold.

The sale includes the takeaway premises known as 99A High Street together with the retained freehold interests relating to 99B High Street, 100 High Street and 101 High Street. The adjoining properties are understood to be held on long leasehold interests.

Whilst these retained freehold interests generate little or no current income, they provide ongoing control of the building structure and may offer longer-term reversionary value.

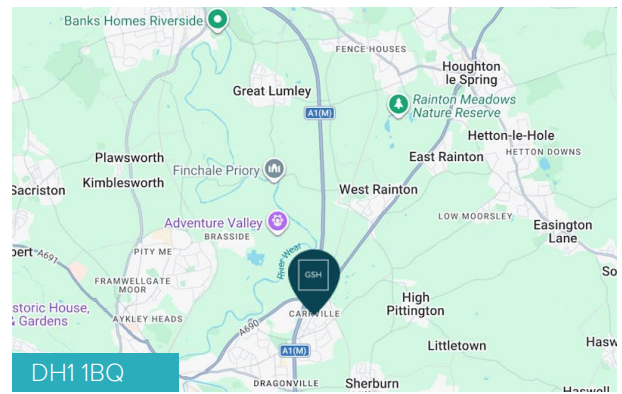
Further information is available upon request.

ACCOMMODATION

Floor/Unit	sq ft	sq m
Ground	300	27.87

PROPOSAL

Offers in the region of £75,000 are invited for the benefit of our clients' freehold interest.



VIEWING & FURTHER INFORMATION

Graham S Hall
CHARTERED SURVEYORS
0191 731 8660

www.grahamshall.com



DARYL CARR

0191 731 8660

daryl@grahamshall.com