



52 North Road, Durham, DH1 4SF

City Centre Retail / Café Unit

SUMMARY

Tenure	To Let
Size	471 sq ft / 43.76 sq m
Rent	£12,000 per annum
Rates Payable	£2,903.20 per annum Or £0 pa with SBRR
Rateable Value	£7,600
EPC Rating	B (47)
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Prominent North Road position overlooking the bustling A690 roundabout
- Directly opposite Durham Bus Station and a 4-minute walk from Durham Railway Station on the East Coast Main Line
- Established retail, leisure and food & beverage location
- Currently fitted for café/food use with customer area, ancillary accommodation and WC facilities
- Suitable for a wide variety of retail, café, service and other commercial uses (subject to consents)
- Low Rateable Value, with qualifying occupiers potentially benefiting from 100% Small Business Rates Relief

LOCATION

The property occupies a prominent position on North Road in Durham City Centre, immediately opposite Durham Bus Station and approximately a four-minute walk from Durham Railway Station.

North Road is a busy and established commercial location providing a mixture of retail, food & beverage, leisure and service operators, with the property benefiting from good pedestrian footfall and excellent access to public transport.

WHAT3WORDS

///split.worker.soak

DESCRIPTION

The property comprises a self-contained ground floor retail/café unit within an attractive two-storey brick and stone-built property.

The accommodation extends to approximately 471 sq ft and is currently fitted for café/food use, providing an open-plan customer area to the front together with ancillary accommodation and WC facilities to the rear.

The premises would be suitable for continued retail or café use, as well as a variety of alternative commercial uses, subject to any necessary consents.

ACCOMMODATION

Floor/Unit	Description	sq ft	sq m
Ground	Retail	377	35.02
Ground	Ancillary Storage	94	8.73
Total		471	43.75

TERMS

The property is available by way of a new Effective Full Repairing and Insuring (EFRI) lease for a term of years to be agreed at a rent of £12,000 per annum exclusive.

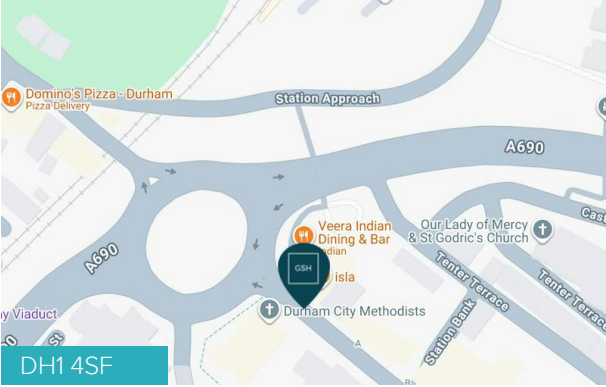
BUSINESS RATES

The property has a Rateable Value of £7,600 (April 2026). The estimated rates payable are approximately £2,903.20 per annum, although a qualifying occupier may benefit from 100% Small Business Rates Relief and pay no business rates.

Interested parties should confirm their individual liability and eligibility for any relief with the Local Authority.

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
0191 731 8660
www.grahamshall.com



DARYL CARR
0191 731 8660
daryl@grahamshall.com