



54 Frederick Street South, Meadowfield, Durham, DH7 8NA

Fully Refurbished Ground Floor Retail Premises

SUMMARY

Tenure	To Let
Size	538 sq ft / 49.98 sq m
Rent	£9,000 per annum
Rates Payable	£2,544.90 per annum Or £0 per annum with SBRR
Rateable Value	£5,100
EPC Rating	D (92)
VAT	Not applicable
Legal fees	Each party to bear their own costs

KEY POINTS

- Prominent position on Frederick Street South, Meadowfield
- High levels of passing traffic providing strong visibility
- Modern open-plan retail / sales area with excellent natural light
- Newly fitted kitchen and separate WC facilities
- Suitable for a range of retail, office or service-based uses (subject to consent)
- Small Business Rates Relief available (subject to eligibility)

DESCRIPTION

The property comprises a self-contained ground floor retail / commercial unit forming part of a traditional two-storey building. The premises have recently been refurbished to an excellent standard, creating a modern and well-presented space suitable for immediate occupation.

Internally the accommodation provides a bright open-plan retail / sales area to the front, together with ancillary accommodation to the rear including a staff kitchen and separate WC facilities. The unit benefits from a large shop frontage providing good natural light and visibility to passing traffic, making it suitable for a range of retail, office or service-based uses (subject to any necessary consents).

LOCATION

Meadowfield is a well-established commercial and residential area located approximately 2 miles south-west of Durham City Centre. The property occupies a prominent position on Frederick Street South, a busy road connecting Meadowfield with Brandon and Langley Moor and benefiting from high volumes of passing traffic throughout the day.

The surrounding area comprises a mix of independent retailers, local services and residential property, providing a good level of local trade together with passing custom. Durham City Centre, the A167 and wider regional road network are all easily accessible.

ACCOMMODATION

Description	sq ft	sq m
Retail	323	30.01
Ancillary Storage	215	19.97
Total	538	49.98

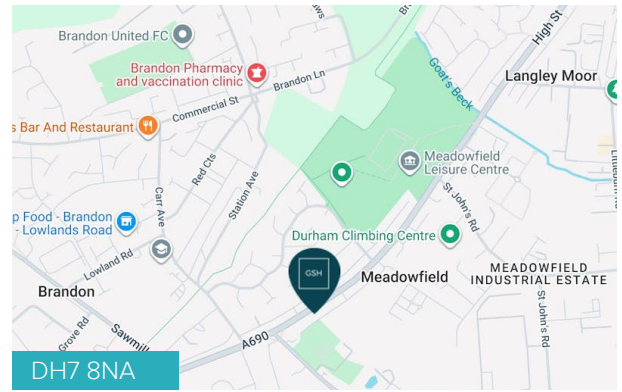
TERMS

The property is available by way of a new FRI lease for a term of years to be agreed at an asking rent of £9,000 per annum exclusive.

BUSINESS RATES

The property has a Rateable Value of £5,100 effective 1st April 2026.

The estimated rates payable are £2,544.90 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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