

Property Particulars

Ground Floor Retail Premises TO LET

23 Front Street
Framwellgate Moor
Durham
DH1 5EJ

Bradley Hall
CHARTERED SURVEYORS



- Situated within a Popular Retail Parade
- Surrounding Occupiers Include; Subway, Sainsbury's Local and Taylors Butchers.
- Ground Floor Sales of 49 m² (527 f²)
- New EFRI Lease
- Rental £9,950 pax

LOCATION

Framwellgate Moor is a residential suburb of Durham approximately 1.5 miles from the City Centre. Just off the Great North Road (A167) close to Newton Hall and Arnison Retail Park.

The property is situated on the west side of Front Street and has the benefit of a rear service yard, where tenants are able to load and unload.

Neighbouring users include Sainsbury's Local, Subway, and Taylors Butchers along with a number of hot food takeaways, and the Post Office. Both New College Durham and Framwellgate School are within close proximity of the property producing excellent lunchtime and afternoon trade.

DESCRIPTION

The property comprises ground floor retail sales together with wc facilities and is accessed via a street level entrance to the front.

ACCOMMODATION

The property briefly comprises;

Gross Frontage:	3.12m	
Ground Floor Retail		
Net Internal Area:	49 m ²	(527 f ²)
ITZA:	34 m ²	(366 f ²)

TERMS

The property is available by way of a new EFRI Lease at an annual rental of £9,950 for a term of years to be agreed.

RATING ASSESSMENT

We understand that the rating assessments on the premises as at 1 April 2010 is as follows, although we would advise that some of the assessments may have been the subject of appeals and any interested party should confirm the current position with the Local Authority.

Description	RV	UBR
Shops & Premises	£7,700	£0.48

As a new occupier rights of appeal may exist against this assessment.

ENERGY PERFORMANCE

Awaiting EPC rating.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

VIEWING

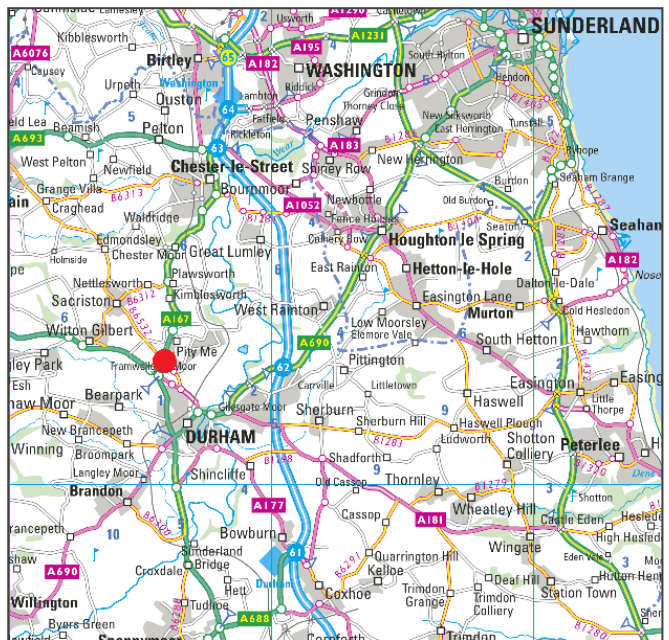
For general enquiries and viewing arrangements please contact sole agents Bradley Hall Chartered Surveyors.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the Code of Leasing Business Premises: England and Wales the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

A copy of the Code of Leasing Business Premises: England and Wales can be obtained at www.leasingbusinesspremises.co.uk or obtained from the Royal Institution of Chartered Surveyors, Telephone 0207 334 3806.



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