

**DURHAM** DH1 4PW

**UNIT 1, BRIDGE HOUSE,  
NORTH ROAD / FRAMWELLGATE**

**PROMINENT CLASS A1  
CITY CENTRE KIOSK**



#### LOCATION

Durham City has a core catchment of circa 211,000, 18,000 students and 4,000 staff at the University and approx. 4.2m tourists per annum.

The subject premises are located between **North Road** and **Silver Street**, directly adjacent to **Starbucks** and close to **Specsavers**, **Greggs**, **Icestone Gelato** and **Revolution Bar**. The recently completed **Riverwalk** scheme is directly opposite, comprising an **Odeon Cinema**, restaurants including **Cosy Club** and **Thai River**, retailers such as **Poundland** and **Savers**, a **gym** and **on-site parking**.

#### ACCOMMODATION

The property offers the following approximate net internal floor areas:-

Ground Floor Sales	22.85 sq m	246 sq ft
Ground Floor Cloaks	1.58 sq m	17 sq ft

#### LEASE

The premises are held on a 10 year EFRI lease expiring 24 April 2026 at a current rental of £14,500 per annum exclusive of rates and service charge, subject to a single rent review on 24 April 2021 and a **tenant-only break** operable 24 April 2022.

#### CONSIDERATION

Offers are invited for the leasehold interest.

#### COSTS

Each party to pay their own legal and other professional costs incurred in this transaction.

#### SERVICE CHARGE

The on-account service charge for the current year is £125.04 pa.

#### RATES

We are advised the property is assessed as follows:-

Rateable Value	£ 11,750.00
UBR (2020/2021)	49.9p
Rates Payable (2020/2021)	£ 5,863.25
Estimated Payable with Retail Relief	£ NIL

For further details visit [www.voa.gov.uk](http://www.voa.gov.uk) or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band D. A copy of the EPC is available for inspection if required.

#### VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT. Interested parties must satisfy themselves independently as to the incidence of VAT on any transaction.

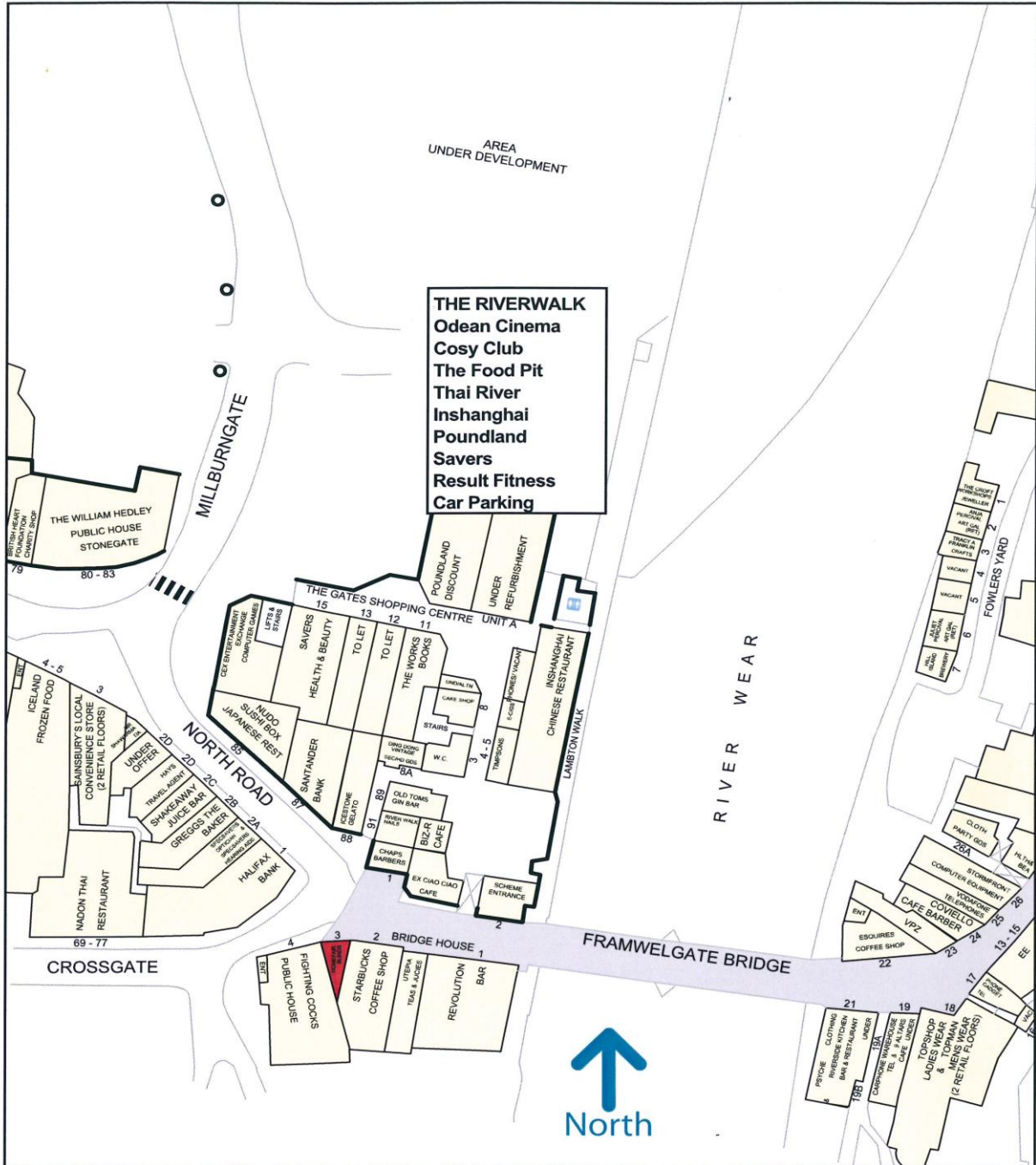
#### VIEWING & FURTHER INFORMATION

For further details or viewing arrangements please contact Brassington Rowan:

John Birtwistle  
D: 0113 383 3758  
E: [john.birtwistle@brassrow.co.uk](mailto:john.birtwistle@brassrow.co.uk)

Jason Oddy  
D: 0113 383 3759  
E: [jason.oddy@brassrow.co.uk](mailto:jason.oddy@brassrow.co.uk)

**SUBJECT TO CONTRACT**



50 metres

Experian Goad Plan Created: 04/02/2020  
Created By: Brassington Rowan



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

**IMPORTANT NOTICE:** Brassington Rowan, as agents for the Vendor and for themselves, give notice that: (i) these particulars do not constitute an offer or contract, or any part thereof, and no information contained in these particulars is to be relied on as a statement or representation of fact; (ii) an intending Purchaser must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information herein (measurements are approximate and for guidance only); (iii) all statements are made in good faith but without responsibility on the part of Brassington Rowan or the Vendor; (iv) the Vendor does not make or give, nor is Brassington Rowan or its staff authorised to make or give, any representation or warranty whatsoever in respect of this property. In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail; (v) the terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively. Subject to Contract and Availability.