

Prime Retail Unit To Let Durham

23 Silver Street, DH1 3RD

ecs RETAIL

www.ecsretail.co.uk



Viewing & Enquiries

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Location

The property is located in a prominent position at the bottom of Silver Street. The unit is adjacent to **Boots Opticians** and **Esquires Coffee**, with numerous national multiple retailers in the vicinity, such as, **Marks & Spencer**, **EE**, **Topshop**, **Blacks & Carphone Warehouse**.

Accommodation

The property is arranged over ground, first, second and basement levels, offering the following approximate dimensions and net internal floor areas.

Gross Frontage 15' 6" (4.72m)

Net Frontage 13' 3" (4.04m)

Ground Floor - Sales

509 sq ft (47.29 sq m)

Basement - Ancillary

350 sq ft (32.53 sq m)

Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rent

Upon Application

Rating Assessment

We have been advised by the local rating authority that the current rating assessment is as below. We recommend that all interested parties make their own enquiries with the local rating authority.

Rateable Value

£37,500

UBR (2013/2014)

£0.471

Rates Payable

£16,237.50

Legal Costs

Each party is responsible for its own legal costs incurred in the transaction.

Energy Performance Certificate

Available on request.

Plant and Equipment

None of the systems or equipment in the property have been tested by us to ensure they are in working order. Lessees may wish to make their own enquiries.

Subject to contract and vacant possession.

First and Second floors not inspected.

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