

Property Details

6 OLD ELVET, DURHAM CITY, DH1 3HL
TO LET
GROUND FLOOR - OFFICE / PROFESSIONAL SERVICES


Ashley
Smith



- **677 Sq ft (62.93 sq m)**
- **City Centre location**
- **100% Rate Relief for eligible parties**
- **Prominent frontage onto Old Elvet**
- **Many neighbouring retailers, eateries and leisure facilities**
- **Train and bus station within walking distance**
- **Asking Rent: £12,000 per annum, exc.**

LOCATION

Durham is located between Newcastle to the north and Darlington to the south. Transport communications are good with A1(M) Junctions 61 and 62 to the east of the City Centre.

The property is situated in the heart of the Durham City Centre commercial district and within easy walking distance of the principal retailing areas, such as Saddler Street, Elvet Bridge and Market Place and city attractions, such as Durham Cathedral. Old Elvet is a well known and attractive street with neighbouring occupiers such as Royal County Hotel, Starbucks Coffee and various Estate Agents.

Durham City has a main East Coast rail line station and bus station which are both within easy walking distance.

Location plans are attached for reference purposes only.

DESCRIPTION

The premises provide ground floor office/professional service space and kitchen facilities. Gents and Ladies WCs are situated on the mezzanine level between the ground and first floor towards the rear of the building. There is also a small demised outdoor rear yard.

The suite benefits from prominent frontage to Old Elvet, within a three storey multi-tenanted building.

There is on street Pay and Display car parking to Old Elvet and throughout the City Centre and a parking permit may be available. The principal City Centre multi-storey car park is available within a few minutes walk of the premises.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property provides approximately **677 sq ft (62.93 sq m)** on a net internal floor area basis.

Floor layout plans are attached for reference purposes only.

ASKING RENT

£12,000 per annum, exclusive of any other outgoings

LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease. Length and terms of lease to be agreed,

USE

Formerly used as estate agent (front) and physiotherapist (rear). Alternative uses may be considered subject to planning and other statutory consents being granted.

Interested parties to satisfy themselves as to the availability of planning permission prior to entering into a contract.

LEGAL AND PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in any transaction.

SERVICE CHARGE

The Tenant shall pay fair proportion of the Service Charge for maintenance of common parts and the fabric of the building. For further information please contact the Agent.

FACILITIES AND SERVICES

None of the services, equipment or systems within the premises have been tested by the Agent and it is the responsibility of the tenant to ensure that they are in working order and satisfactory for their use.

VAT

VAT is not applicable on the rent and quoted exclusive of any other outgoings.

BUSINESS RATES

[Eligible parties to pay no Business Rates](#), under current government legislation and based on current rateable values.

Property is entered into the 2017 Rating List as:

DESCRIPTION	RATEABLE VALUE	RATES PAYABLE (IF APPLICABLE)
Front Ground Floor	£4,450	£2,185
Rear Ground Floor	£3,100	£1,550

Interested parties to satisfy themselves as to their own enquiries into the eligibility of rate relief and rates payable,

ENERGY PERFORMANCE CERTIFICATE (EPC)

We understand the property is Listed (Grade 2). EPC not required.

AGENTS NOTES

Code of Leasing Business Premises (England and Wales): Alternative lease terms are available. Any variations may affect level of rent proposed - www.leasingbusinesspremises.co.uk.

VIEWING AND FURTHER INFORMATION

Strictly by appointment of the sole agents:

Lewis J Smith
Ashley Smith Chartered Surveyors,
Oakmere, Belmont Business Park, Durham DH1 1TW

Contact: 0191 384 2733 / Info@ashleymith.co.uk

November 2019

**PLEASE READ THE FOLLOWING
SUBJECT TO CONTRACT**

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Ashley Smith Chartered Surveyors in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Ashley Smith Chartered surveyors nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

The VAT position relating to the property may change without notice.

The Vendor does not make or give, and neither Ashley Smith Chartered Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.

All statements contained in these particulars as to this property are made without responsibility on the part of Ashley Smith Chartered Surveyors.



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GROUND FLOOR

Not to scale. For illustrative purposes only. Boundaries approximate.

