

to let



The industrial property specialists



NO. 17, FRONT STREET, FRAMWELLGATE MOOR, DURHAM, DH1 5EJ

- GROUND FLOOR REFURBISHED RETAIL UNIT
- BUSY MAIN ROAD FRONTAGE
- ESTABLISHED LOCATION
- NIA – 53.50M² (576 SQ FT)
- COMPETITIVE RENT / FLEXIBLE TERMS
- ONE BED FLAT AVAILABLE BY SEPARATE NEGOTIATION

LOCATION

The property is located on Front Street, Framwellgate Moor, Durham.

Its location benefits from excellent passing traffic and footfall, with a wide selection of other retail users, including Post Office, Subway and Sainsbury's .

The surrounding area is principally residential with both retail and leisure activity.

The exact location is shown on the attached plan for identification.

DESCRIPTION

The premises have recently been fully refurbished consisting of an end terrace ground floor shop with rear stores, kitchen area and WC facilities.

Internally the sales area consists of front shop with rear stores.

ACCOMMODATION

From onsite measurements the property has the following NIA:

Ground floor Shop (inc stores and Kitchen)
53.50m² (576 sq ft)

SERVICES

We understand that all mains services are connected to the accommodation.

(All interested parties should satisfy themselves in respect to these).

RATEABLE VALUE

From verbal discussions with the Local Rating Authority we understand the premises are assessed at RV £7, 100.

(All interested parties should satisfy themselves with these figures).

TERMS

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

RENT

£10,000 pa

(In addition and by separate negotiation the first floor 1 bed flat is available.)

LEGAL FEES

The ingoing tenant will be responsible for the landlords reasonable legal fees involved in the transaction.

ENERGY PERFORMANCE CERTIFICATE

Full details upon request.

VAT

All prices quoted are exclusive of VAT at the prevailing rate.

VIEWING

By prior appointment with Frew Pain & Partners, contact:

James E F Pain

Tel: 07841 871710

Email: james.pain@frewpain.co.uk

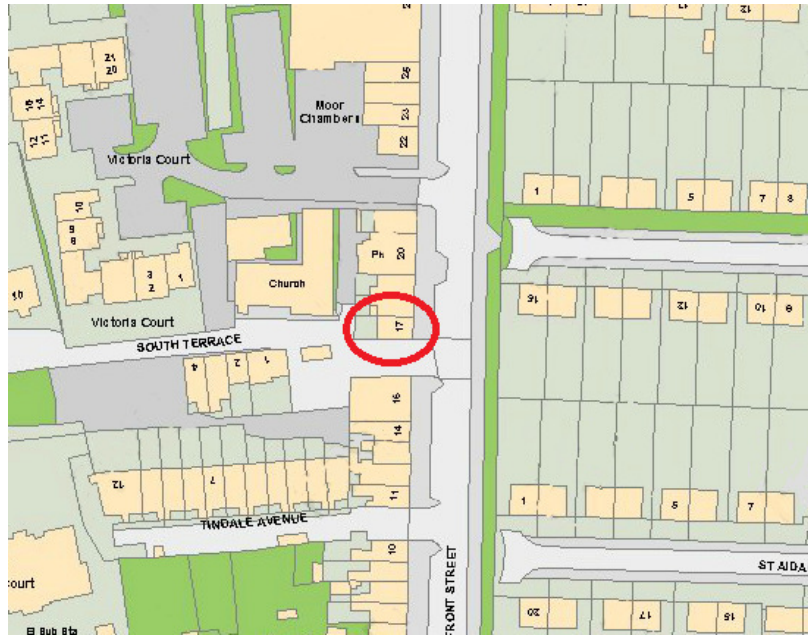
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