

# Durham – Unit 45 The Riverwalk – To Let



## Location

Durham city has an urban population of 48,069 (Census 2011) and the wider County Durham area has approximately 522,100 residents (ONS 2016). Home to the globally acclaimed Durham University, the city is a destination for students worldwide and has a **student population of over 18,700**.

Riverwalk is a £30million retail and leisure destination anchored by an Odeon Luxe Cinema, with occupiers including Cosy Club, Turtle Bay, and Friday's. It is also home to Durham's largest car park - 500 spaces.

## Description

This former retail unit is in a set back position off North Road and is **situated adjacent to Result Fitness Gym** and may therefore appeal to health and well being service providers or retailers.

The property is arranged over ground and lower ground floor and provides the following net internal areas:

Ground Floor	613 sqft sq ft (57 sqm)
Basement sales/store	678 sq ft (63 sqm)
<b>Total</b>	<b>1,291 sq ft (120 sqm)</b>

## Planning

The premises currently benefit from Use Class E and may be suitable for other uses subject to planning.

## Terms

The unit is available for occupation on a new effectively FRI lease for a term of years to be agreed at a **rent of £12,500 pax**.

## EPC

Available upon request.

## Business Rates

The Rateable Value from April 2023 is £8,400.

## VAT

Any reference to rent is deemed to be exclusive of VAT unless expressly stated otherwise. Any offer made will be deemed to be exclusive of VAT which will be chargeable.

## Legal Costs

Each party to be responsible for their legal costs in relation to this transaction.

## Viewing – Confidential – Staff Unaware

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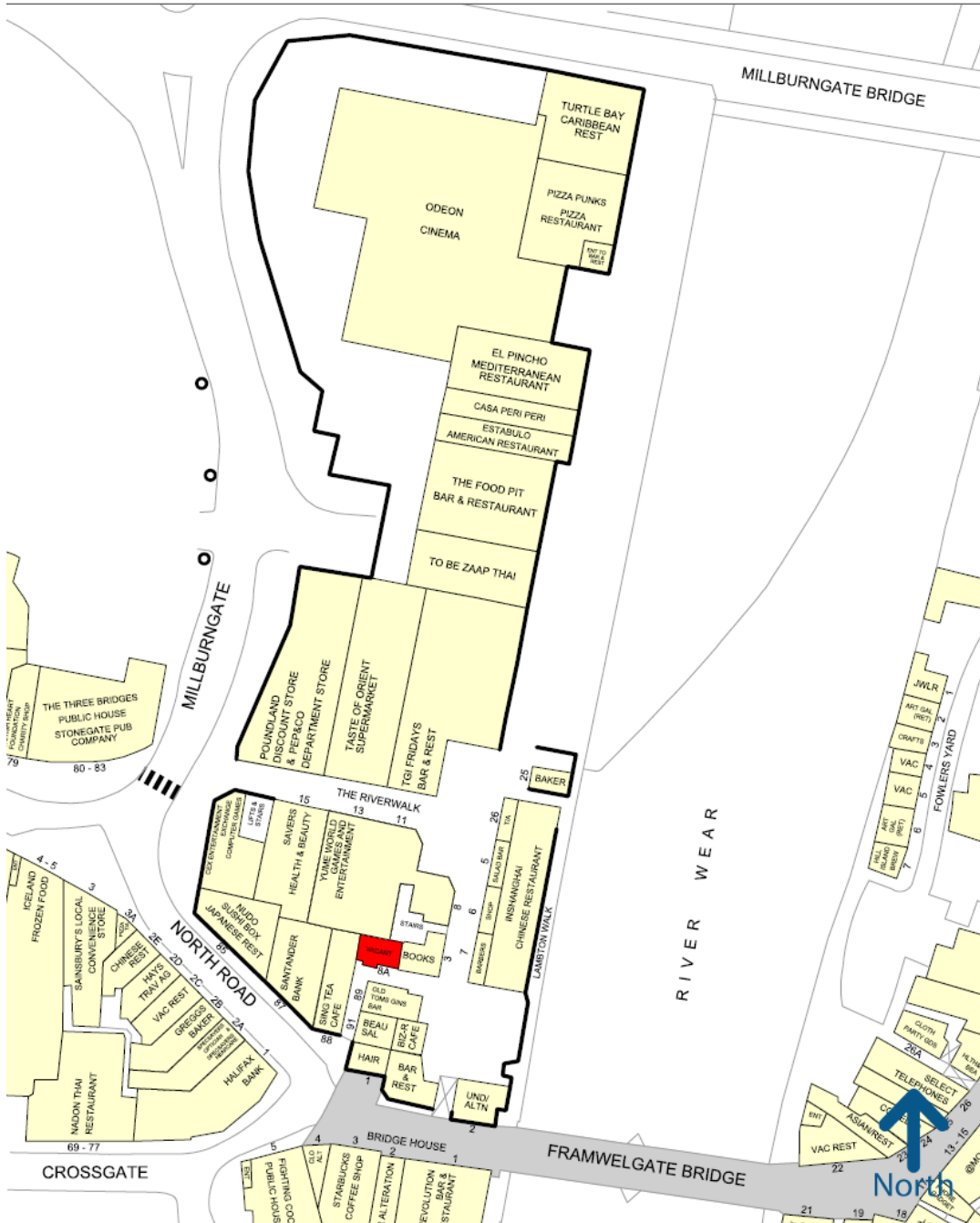
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# Fitted Café / Restaurant – To Let **STAFF UNAWARE**

38a The Riverwalk, Durham, DH1 4SJ



Durham



50 metres

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