

# Fitted Restaurant – To Let

**STAFF UNAWARE**

32, Framwellgate, The Riverwalk, Durham, DH1 4SL



## Location

Durham 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.

This prominent unit is situated in the successful Riverwalk scheme and benefits from a view overlooking the River Wear. Neighbouring occupiers include **TGI Friday's, Odeon Luxe Cinema, Turtle Bay, Cosy Club, Pizza Punks, Estabulo** and many more.

## Description

This fitted waterside unit comprises a trading area and bar over a single level, with an additional bar and seating area to the rear.

Significant riverside external seating is available subject to necessary consents.

## Accommodation

The unit extends to an approximate Gross Internal Area of 2,402 sq ft over a single level plus the river-facing external seating area.

## 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 FRI lease for a term of years to be agreed. We are quoting a rent of £70,000 pax.

## EPC

Available upon request.

## Business Rates

The Rateable Value from April 2023 is £24,500.

## 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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Durham



50 metres  
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Created By: Pudney Shuttleworth

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Pre closure

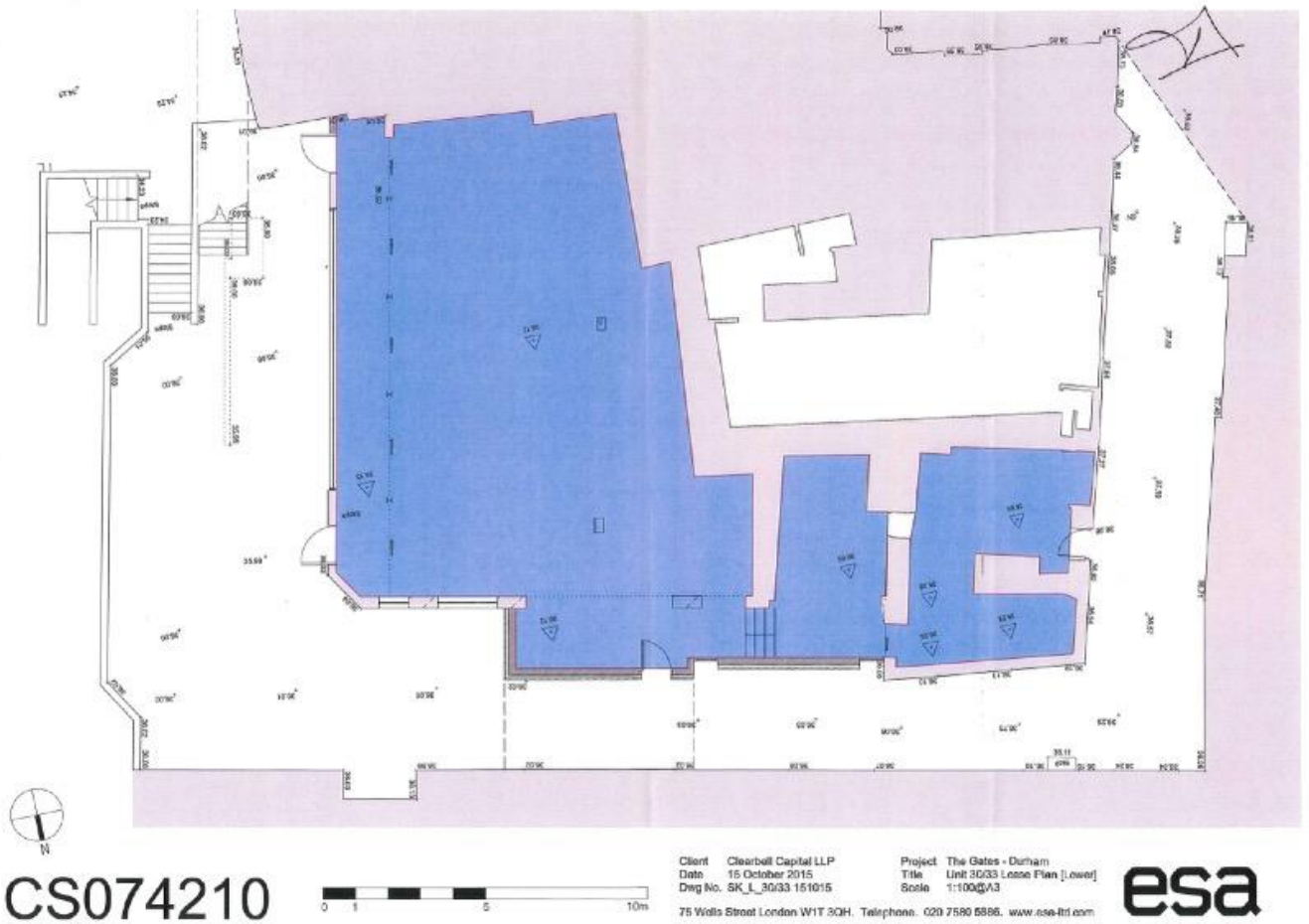


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