

Partly Fitted Unit – To Let

Unit 19, The Riverwalk, Durham, DH1 4SL



Location

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

This highly prominent unit is situated just off Framwellgate Bridge and forms part of the established and successful Riverwalk scheme with nearby occupiers including **Zaap Thai, Cosy Club, Turtle Bay, Veeno, Rio Brazilian Steakhouse, along with the 6 screen Odeon Luxe Cinema.**

Description

This fitted ground-floor unit is currently trading as a street food operator, and includes 7 kiosks and a bar, however, is suitable for a variety of uses within Class E.

It also benefits from a river-facing external seating area.

Accommodation

The unit extends to an approximate Gross Internal Area of 3,289 sqft (306 sqm) all at ground floor level.

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. Rent on application.

EPC

Available upon request.

Business Rates

To be reassessed.

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 –

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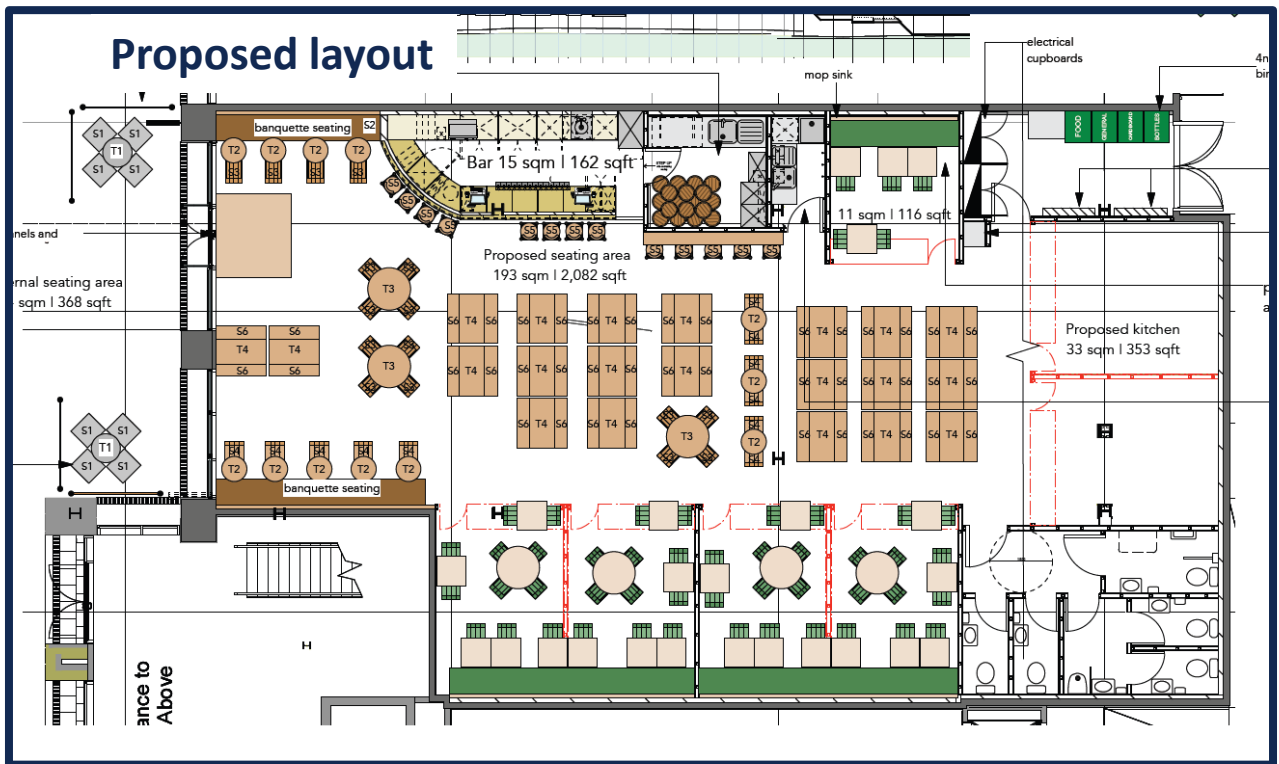
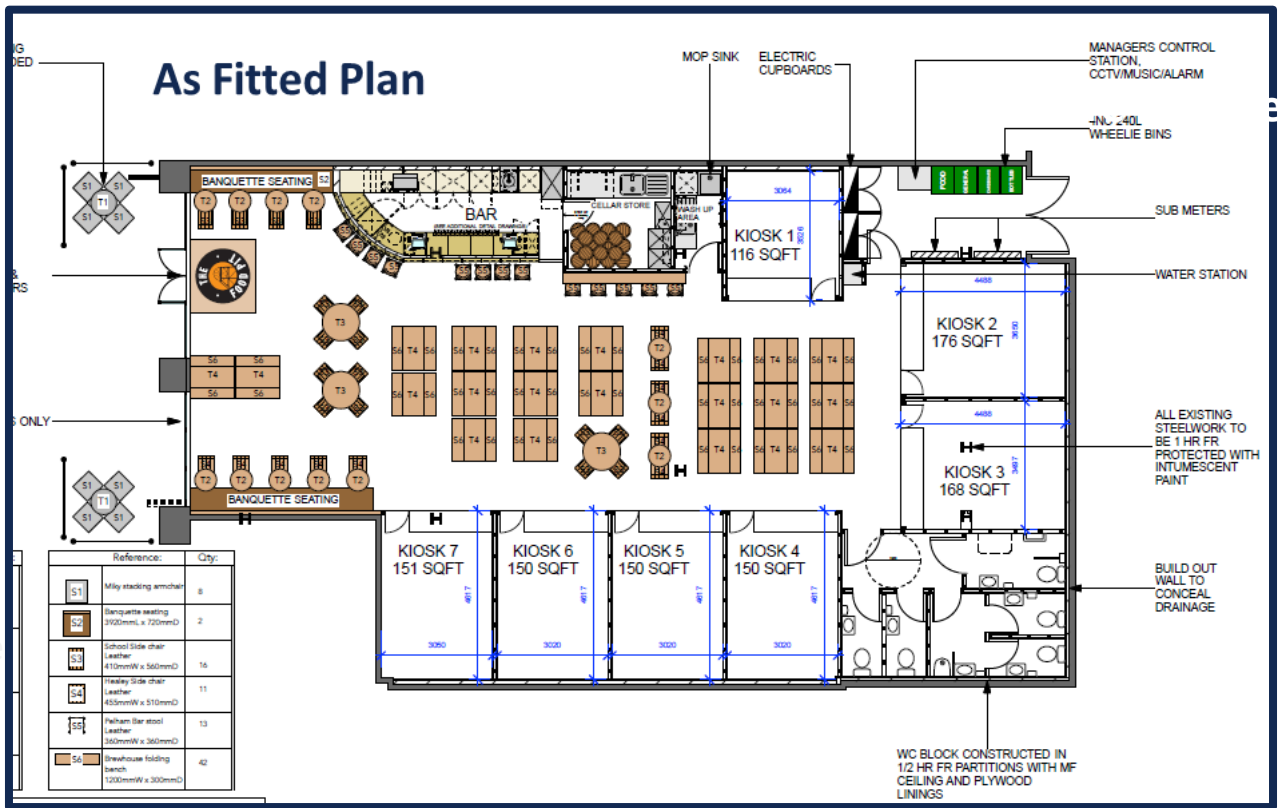
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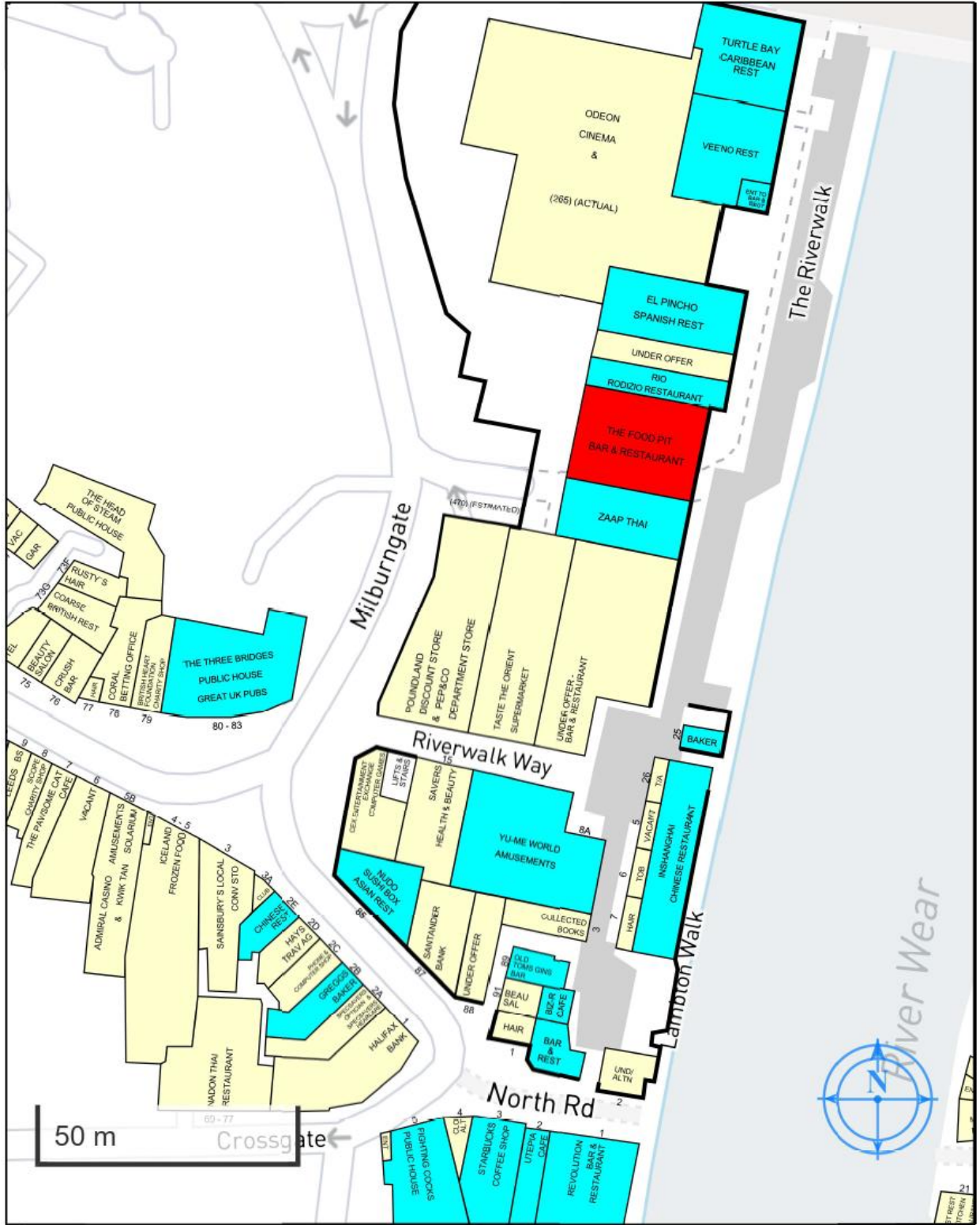
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