

Fitted Café unit - To Let

Unit 25, The Riverwalk, Durham



Location

Durham is an historic city and the principal municipality of County Durham which draws on the wider County Durham area of approximately 522,100 residents (Census 2021). Home to the globally acclaimed Durham University, the city is a destination for students worldwide and has a student population of over 18,700 (Durham University 2018).

The Riverwalk is a £30million retail and leisure destination in view of the city's iconic cathedral and castle, overlooking the riverside. Anchored by an Odeon Luxe Cinema, with complimentary occupiers including **Cosy Club, Turtle Bay, Zaap Thai, Veenoo, Rio Brazilian Steakhouse and YUME**. It is also home to Durham's largest car park - 500 spaces.

This fitted café opportunity occupies a prominent position in the Riverwalk, opposite a mix of leisure occupiers, and benefits from an external seating area.

Accommodation

The property has a ground floor area of 490 sq ft.

Planning

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

EPC

An EPC will be made available on request.

Video

YouTube: https://youtu.be/xU_q5G--45g

Terms

The unit is available by way of new effectively full repairing and insuring lease for a rent of £25,000 pax.

The tenant will also be liable for service charge costs of £3,082 per annum. Subject to an annual review.

Business Rates

The Rateable Value from April 2023 £19,250.

VAT

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

Legal Costs

All figures quoted are net of VAT but VAT will be payable in respect of this property.

Viewing – Confidential – Staff Unaware

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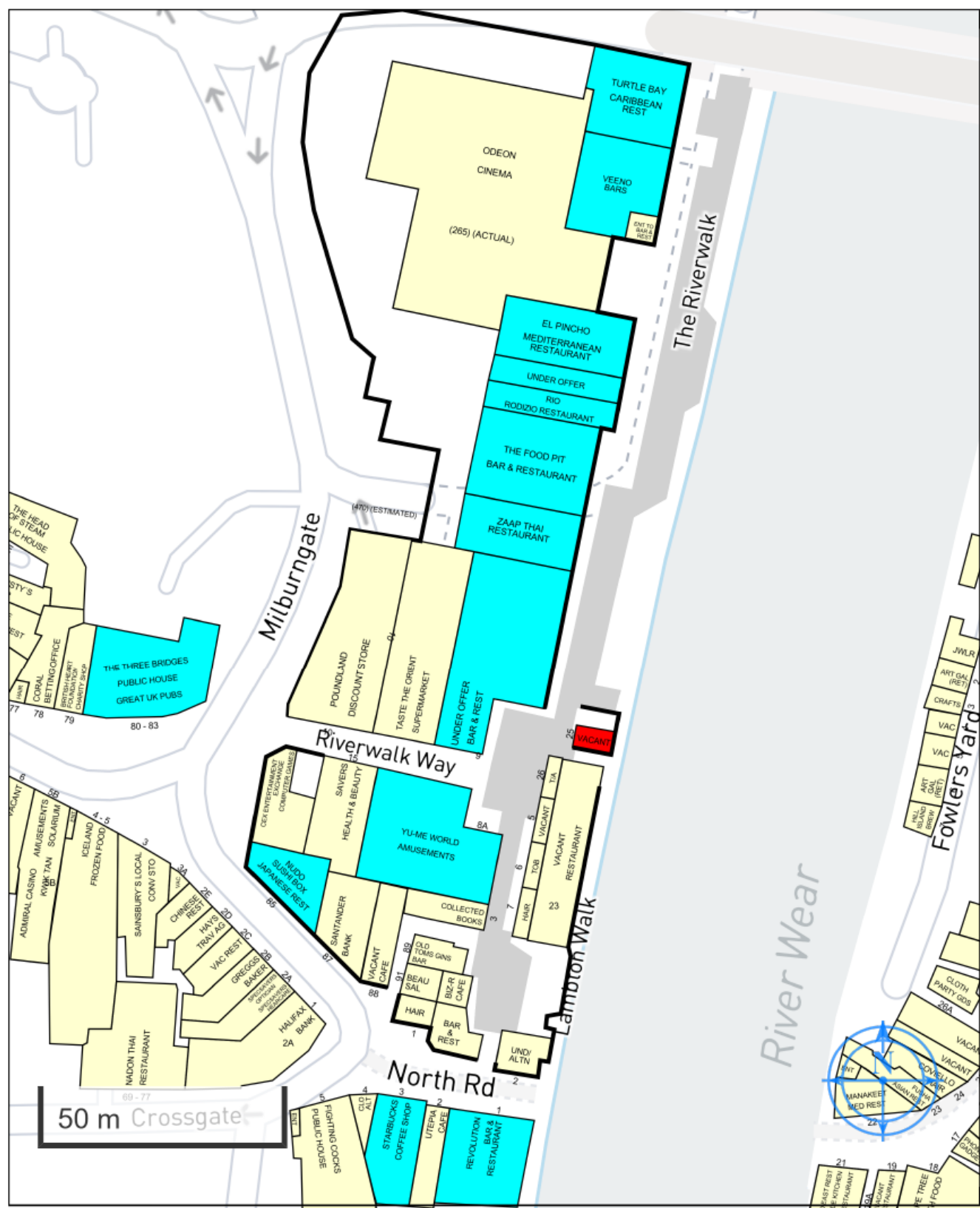
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Pudney Shuttleworth
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