

Fitted Restaurant Unit – To Let

Unit 12, 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 **Turtle Bay, Zaap Thai, Estabulo, Cosy Club, Revolution and Starbucks, along with the 6 screen Odeon Luxe Cinema.**

Description

This fitted ground-floor unit comprises a large trading area, bar and a kitchen with a fitted pizza oven, along with a full width river-facing external seating area.

Accommodation

The unit extends to an approximate Gross Internal Area of 3,130 sqft (291 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.

EPC

Available upon request.

Terms

The unit is available for occupation on a new effectively FRI lease for a term of years to be agreed.

Rent - £85,000 pax.

Business Rates

The Rateable Value from April 2023 is £84,500.

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

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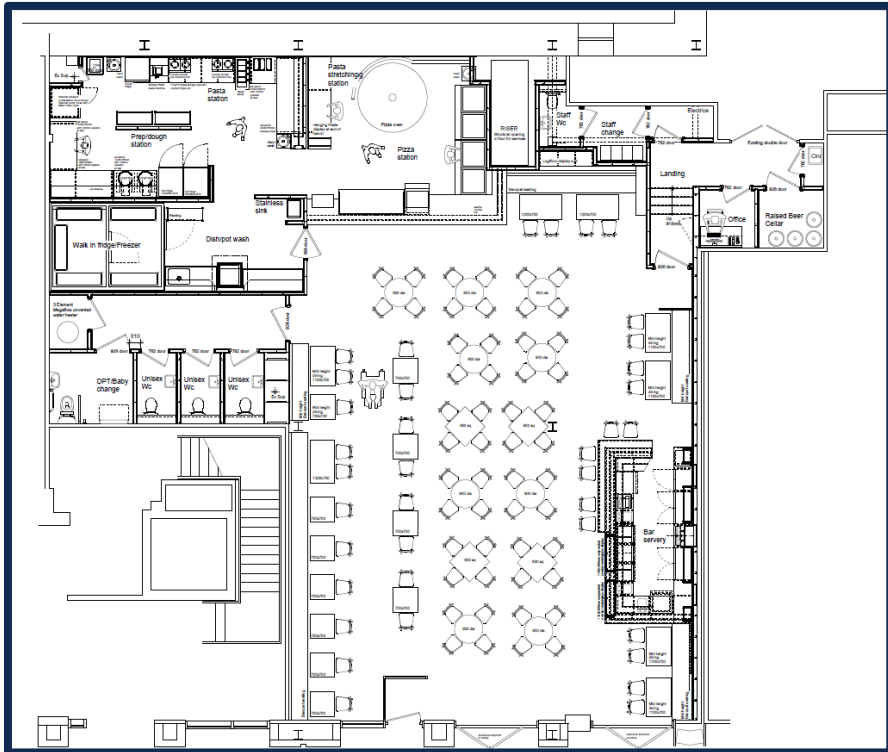
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As Fitted Plan

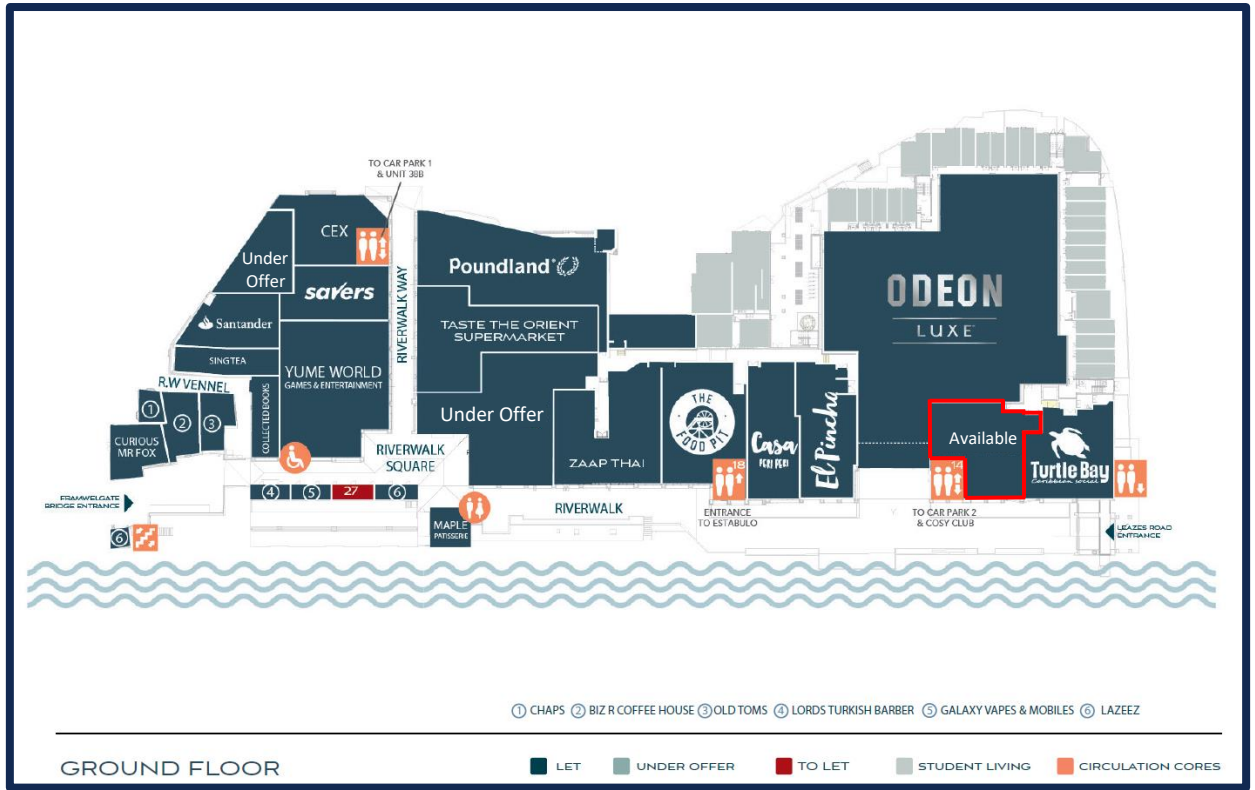


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Pudney Shuttleworth
RETAIL & LEISURE PROPERTY CONSULTANTS
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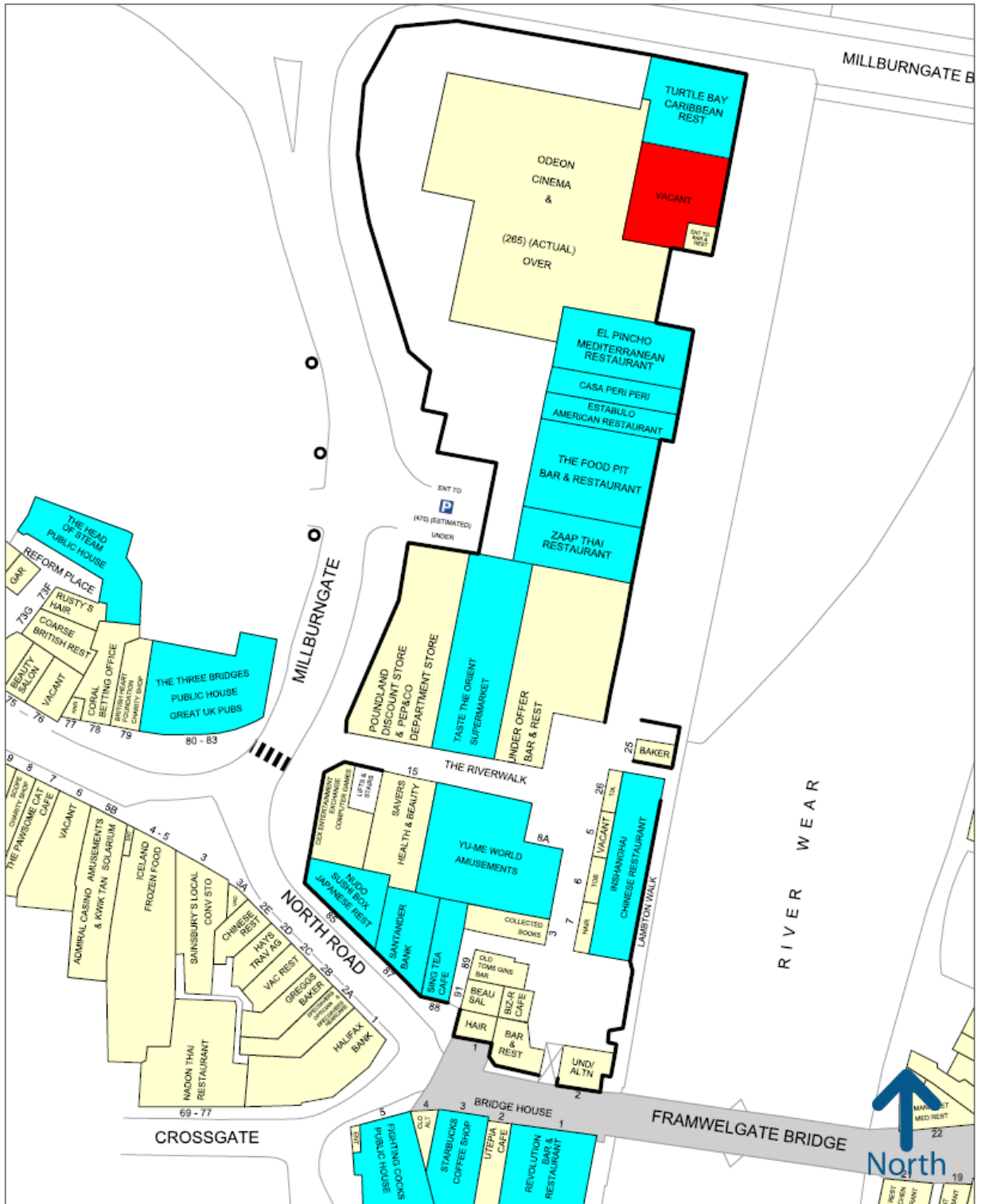


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