

# Leisure Unit – To Let

Unit 17, The Riverwalk, Durham, DH1 4SJ



## 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, Turtle Bay, Estabulo, Cosy Club, Revolution and Starbucks, along with the 6 screen Odeon Luxe Cinema.**

## Description

This leisure opportunity is in shell condition ready to receive fit-out and benefits from a shop front and capped-off services ready for connection. The unit also benefits from a full width river-facing external seating area.

## Accommodation

The unit extends to an approximate Gross Internal Area of 3,000 sqft (279 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 on application.

## Business Rates

The Rateable Value is to be assessed upon occupation.

## 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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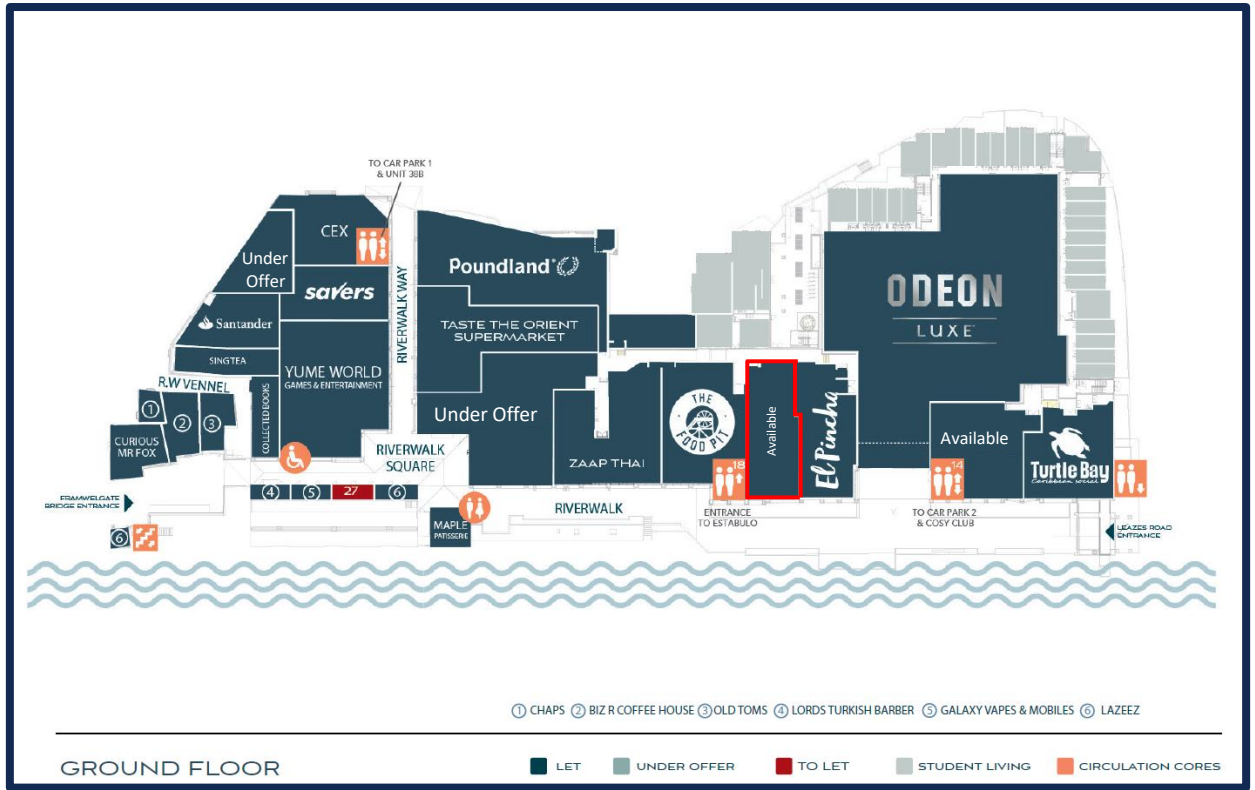
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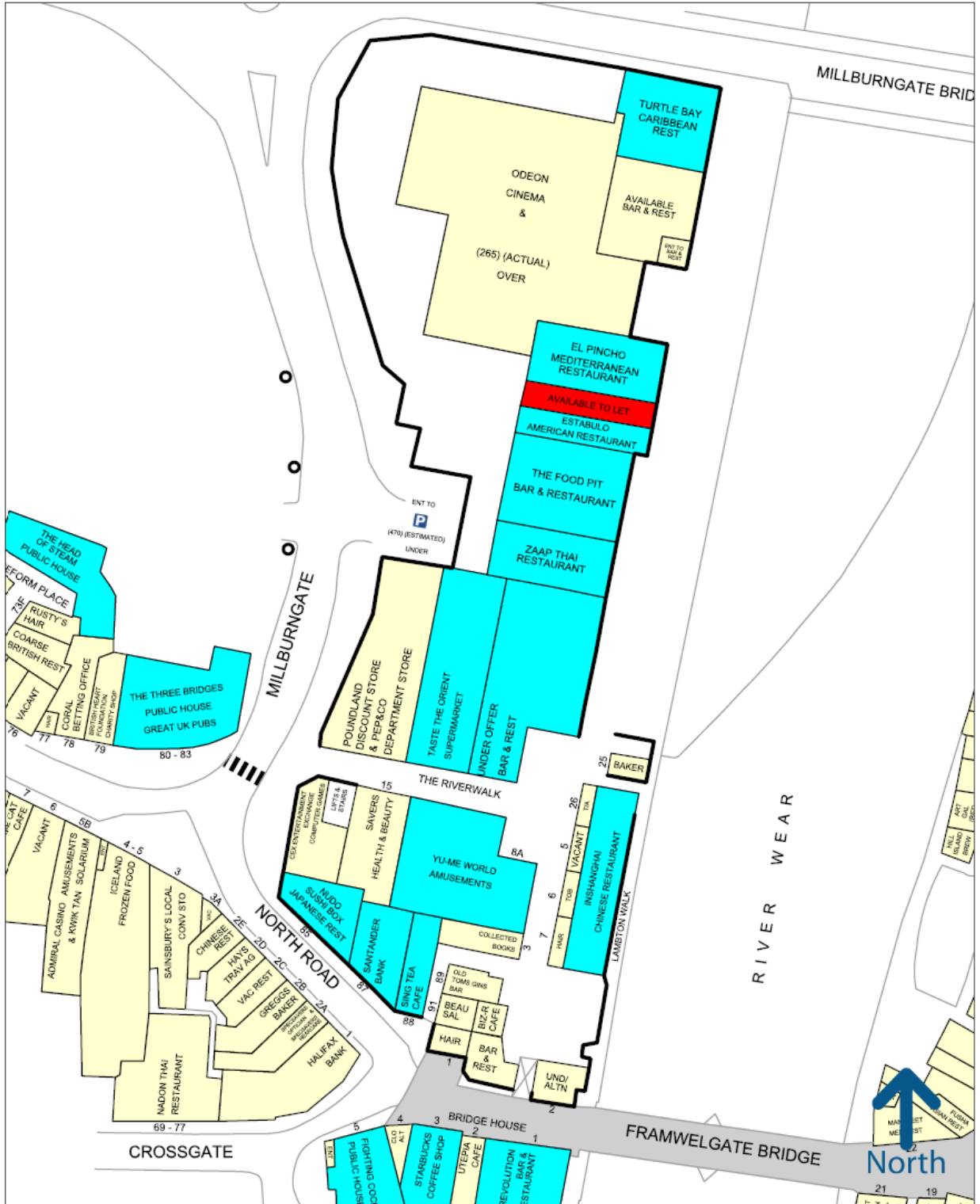
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**Pudney Shuttleworth**  
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