

Fitted Restaurant Unit – To Let

Unit 22 – 24, 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 **Revolution, Zaap Thai, Starbucks, Cosy Club, Estabulo and Turtle Bay, along with the 6 screen Odeon Luxe Cinema.**

Description

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

The restaurant's fit-out is less than 2 years old and completed to an extremely high standard.

Accommodation

The unit extends to an approximate Gross Internal Area of 6,038 sqft (561 sqm) all at ground floor level.

NB. The unit may be divided to suit individual occupiers' requirements

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 - £125,000 pax.

EPC

Available upon request.

Business Rates

The Rateable Value from April 2023 is £145,000.

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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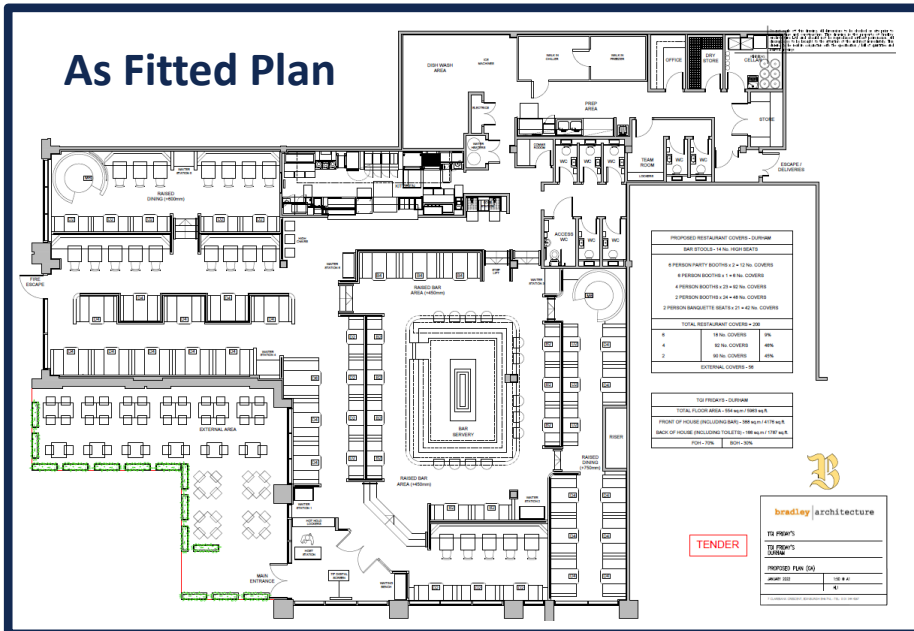
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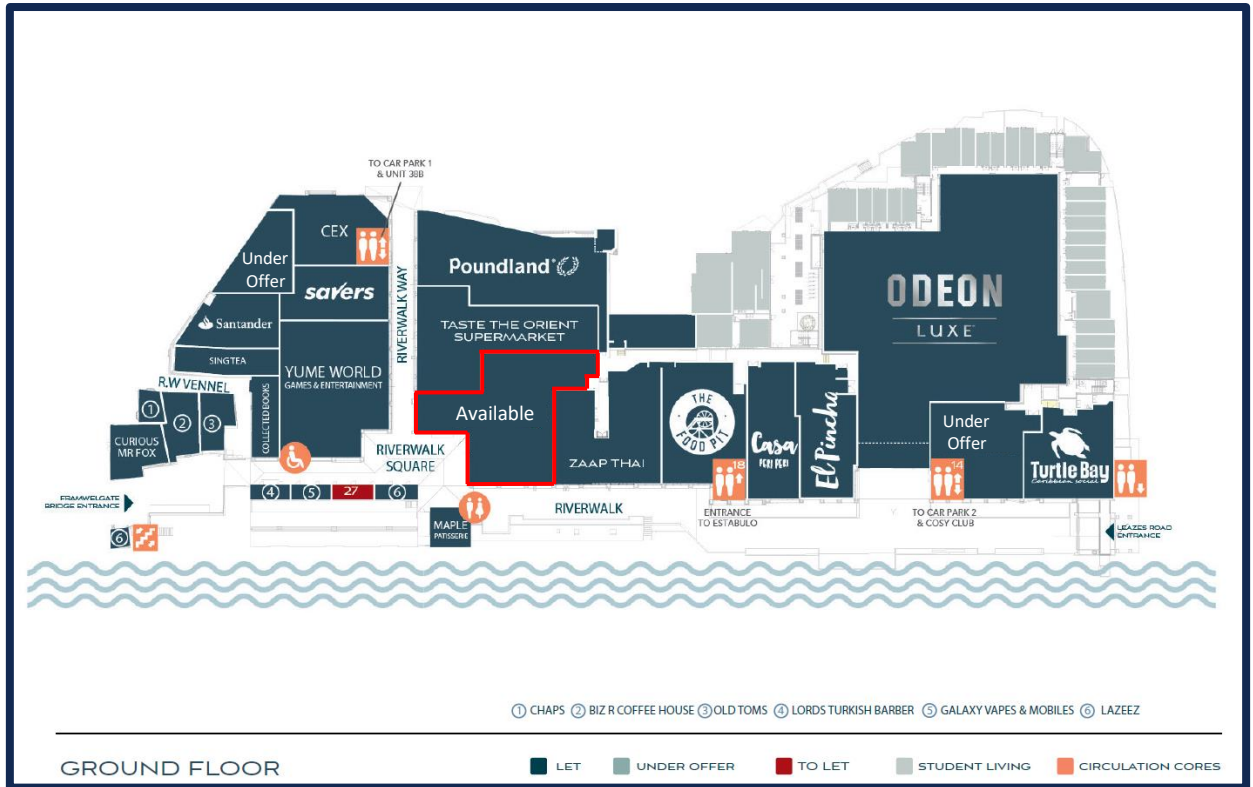


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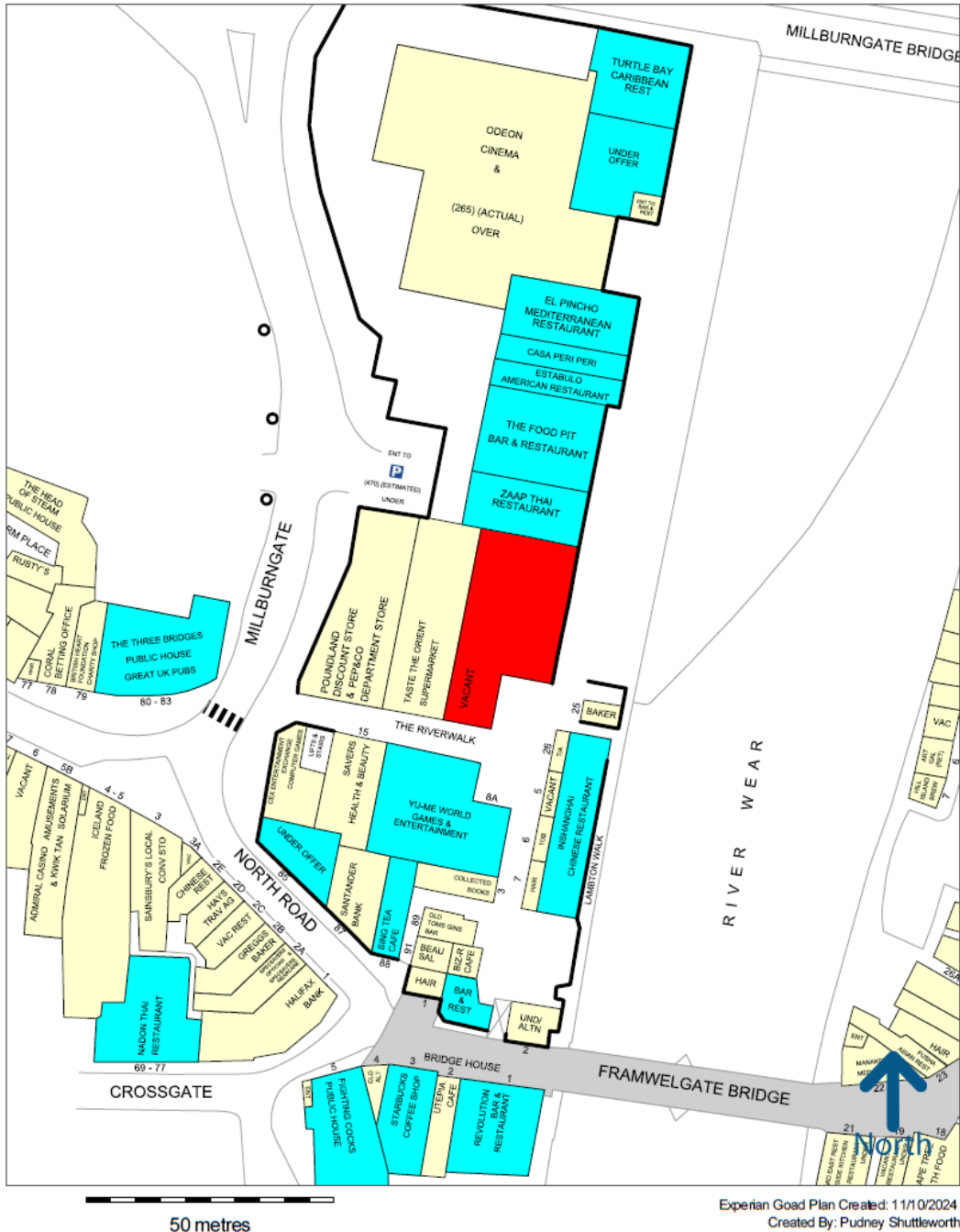
Pudney Shuttleworth
 RETAIL & LEISURE PROPERTY CONSULTANTS
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Durham



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