

Property Details

Tel: 0191 232 7030

NEW BUILD RETAIL UNITS TO LET / FOR SALE
SUNDERLAND ROAD, GILESGATE MOOR, DURHAM
From 53.3m² (574ft²) to 101.8m² (1,849ft²)



The units are available for a variety of different uses including A1 (Retail), A2 (Office), A3 (Restaurant), A4 (Drinking Establishment) and A5 (Hot Food Takeaway)

LOCATION

The property is situated on a busy thoroughfare in Gilesgate Moor being a popular residential suburb on the outskirts of Durham City Centre. The immediate area has been subject to substantial investment in the recent past including the development of a prime retail park and a Tesco Extra to the east and a prestigious business park to the North.

DESCRIPTION

The property will be constructed to provide three new ground floor units for a variety of retail uses, subject to the usual consents. Units will be available around Summer 2009 and will be finished to a shell specification with main supplies. Rent free periods will be available to assist ingoing tenants with their own shop fit out work.

ACCOMMODATION

The property will provide the following accommodation:

	Internal Width	Built Depth	Sales Area	
			m ²	ft ²
Unit 1	7.1 m	8.3 m	59.24	638
Unit 2	8.45 m	7.1 m	53.29	574
Unit 3	7.1 m	8.3 m	59.24	638

Hadrian House
Higham Place
Newcastle upon Tyne
NE1 8AF
Tel: 0191 232 7030
Fax: 0191 261 4030

www.naylors.co.uk

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OUR SERVICES INCLUDE

- Agency
- Building Surveys
- Landlord and Tenant
- Management
- Valuations

Sunderland Road, Gilesgate Moor, Durham

RATING

To be assessed.

TERMS

The properties are available to let on new leases on the following principal terms.

Rent: £8,500 per unit per annum exclusive.

Term: To be agreed.

Repair: Tenant to be responsible for full building repair.

Insurance: Tenant to reimburse landlord's costs.

Costs: Each party to be responsible for their own legal costs incurred in the transaction.

Alternatively our client will consider selling each unit at £90,000 per unit or £250,000 for all three units.

VAT

All figures quoted are exclusive of VAT where chargeable.

FURTHER INFORMATION

For general enquiries please contact our office on 0191 232 7030 or ask to speak to Tim Rodgers, the surveyor dealing with this property.

NAYLORS INSTRUCTIONS

You may search our company website www.naylors.co.uk for details of all our current instructions.

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