

## TO LET

**FINCHALE ROAD, FRAMWELLGATE MOOR, DURHAM, DH1 5HE**



- Roadside Retail Unit visible from busy Road.
- Designated Car Park to the front and rear.
- Capable of sub-division
- Located adjacent to North Durham Retail Park which comprises of Aldi, Starbucks Drive Thru, Home Bargains, Iceland & more.
- Ground Floor Gross Internal Area of 481.79 m<sup>2</sup> (5,186 ft<sup>2</sup>).

## **SITUATION**

The property is located in a prominent roadside position along Finchale Road and is adjacent to the North Durham Retail Park which comprises of Aldi, Starbucks Drive Thru, Iceland, Home Bargains and more.

The surrounding area is densely populated, providing a strong local catchment, while Finchale Road benefits from high daily vehicle flow. The unit also offers ample dedicated parking to both the front and rear.

## **ACCOMODATION**

Arranged over ground floor with ample dedicated parking to the front and rear.

|                          |                       |                       |
|--------------------------|-----------------------|-----------------------|
| <b>Ground Floor Area</b> | 481.79 m <sup>2</sup> | 5,168 ft <sup>2</sup> |
|--------------------------|-----------------------|-----------------------|

## **LEASE TERMS**

A new Full Repairing & Insuring lease for a term to be agreed is available at **£77,790 per annum** exclusive.

## **EPC**

The properties EPC is available upon request.

## **BUSINESS RATES**

|                                |         |
|--------------------------------|---------|
| <b>Rateable Value</b>          | £33,000 |
| <b>2025/2026 UBR</b>           | £0.499  |
| <b>Estimated Rates Payable</b> | £16,467 |

*Interested parties are advised to make their own Business Rates enquiries with the relevant Local Authority.*

## **COSTS**

Each party is to be responsible for their own legal costs incurred with this transaction. All figures quoted are exclusive of VAT and other charges where applicable.

## **VIEWING**

For enquiries, viewing, and general information, please contact:

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