

Durham Station House 41-43 North Road DH1 4SE

- **Freehold Commercial Property**
- Close to Durham Rail Station
- Change of use to A4 drinking establishment
- Terms agreed (1)
- Asset management opportunity

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

The historic cathedral city of Durham is situated on the River Wear, some 18 miles south of Newcastle upon Tyne, adjacent to the A1(M) Motorway. The city boasts a major university and has a resident population of some 36,500.

The property is situated close to Durham Rail Station, on the north side of North Road and close to the A690 Ring Road in the city centre. Occupiers close by include a variety of local traders.

Vacant ⁽¹⁾

Description

The property is arranged on ground and one upper floor to provide a commercial building which has had recent change of use to an A4 drinking establishment, together with Premises License.

The property provides the following accommodation and dimensions:

Ground Floor 76.8 sq m (826 sq ft)
First Floor (No areas provided)

Not inspected by Allsop. Floor areas taken from VOA website (www.2010.voa.gov.uk)

Tenancy

The entire property is at present VACANT.

(1) Terms are agreed, subject to contract, with Durham Micropub Ltd for 10 years from completion at £12,500 pa in Year 1 and increasing to £14,000 pa in Years 2-5, subject to change of use and receipt of Licence. Full details to be included in the legal pack.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

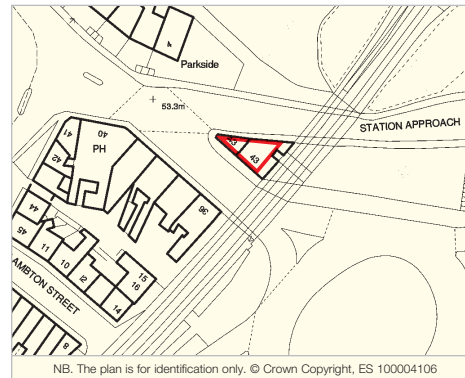
For EPC Rating please see website.

Seller's Solicitor

Gillian Moir, Swinburne Maddison.

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Shilbottle Bengal Cottage Deanmoor Road Northumberland NE66 2YB

- **Freehold Restaurant Investment**
- Central Location
- Rent Review 2018
- Reversion 2023 (no breaks)

SIX WEEK COMPLETION AVAILABLE

Tenure
Freehold.

Location

Shilbottle is a Northumberland village, located 3 miles south-east of Alnwick, 5 miles from the coast and Alnmouth, close to the A1 to the west. The property is situated in the centre of Shilbottle.

Description

The property is a ground floor restaurant. The property benefits from a large surface car park to the rear. There is no first floor. It is a single storey building. We are not aware of a basement although there may be one.

Current Rent Reserved £6,500 pa

The property provides the following accommodation and dimensions:

(Basement) 3.9 sq m (42 sq ft)
Ground Floor 157.3 sq m (1,693 sq ft)

Not inspected by Allsop. Floor areas taken from VOA website (www.2010.voa.gov.uk)

Tenancy

The property is at present let to MR MOHAMMED IQBAL HUSSAIN (not in occupation) for a term of 25 years from 11th November 1998 at a current rent of £6,500 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

VAT

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Documents

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Energy Performance Certificate

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