

Durham

34/35 Saddler Street County Durham DH1 3NU

- **Well Located Freehold Shop Investment**
- Historic Cathedral city
- Prominent city centre position opposite Pizza Express
- Reversion 2017
- No VAT applicable
- Current Rent Reserved
£29,000 pa



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 on the eastern side of Saddler Street within Durham city centre close to both the Prince Bishops Centre and the main retail area along Market Place and Silver Street. Durham Cathedral is also a short distance to the south, further along Saddler Street.

Occupiers close by include Pizza Express (opposite), Bulls, Zizzi, Jack Wills, Coral, Pandora, Co-op and Waterstones amongst many others.

Description

This Grade II Listed terrace building is arranged on basement, ground and two upper floors with additional attic accommodation.

The property provides the following accommodation and dimensions:

Basement – Not Inspected

Ground Floor	59.6 sq m	(640 sq ft)
First Floor	62.0 sq m	(667 sq ft)
Second Floor	38.5 sq m	(414 sq ft)
Third Floor	33.6 sq m	(362 sq ft)
Total	193.7 sq m	(2,083 sq ft)

NB: Areas provided by the Joint Auctioneer.

Tenancy

The entire property is at present let to HALIFAX PREMISES LIMITED for a term of 25 years from 1992 at a current rent of £29,000 per annum. The lease contains repairing and insuring covenants. There is a parent company guarantee from Bank of Scotland plc. The tenants are not in occupation.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC not required.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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