



## Office To Let No Retail Frontage

85 New Elvet, Durham, DH1 3AQ

**Adjacent Durham Highstreet - SUB**  
**Lease office space with no shop**  
**frontage**

**800 sq ft**  
(74.32 sq m)

- £12,000 to £18,000 Per annum + VAT depending on refurbishment expectations
- New 5 year FRI lease available
- Rest room facilities
- In need of refurbishment
- Office/ Retail use with no shop front

# Office To Let No Retail Frontage, 85 New Elvet, Durham, DH1 3AQ

## Summary

<b>Available Size</b>	800 sq ft
<b>Rent</b>	£12,000 - £18,000 per annum
<b>Rateable Value</b>	£18,250
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

Just off Durham Highstreet 85 New Elvet is a 3 story attached property with an attractive period timber and rendered frontage. The ground floor is long with an opened planned retail frontage which is occupied by Loc8 me, there are office spaces and additional areas for retail to the rear on a sub lease bases. The first floor and second floor has been converted to residential accommodation with a separate entrance and is not included with this property.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	800	74.32	Available
<b>Total</b>	<b>800</b>	<b>74.32</b>	

## Viewings

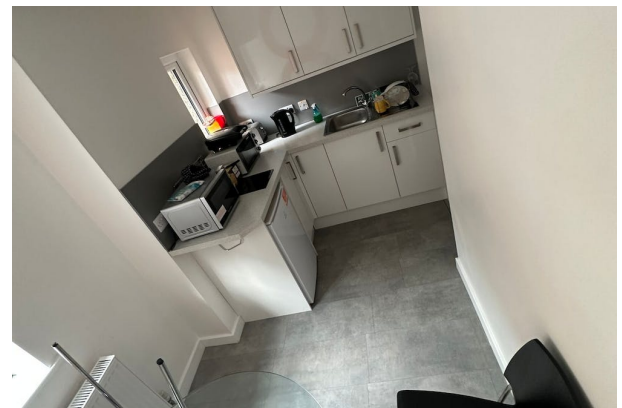
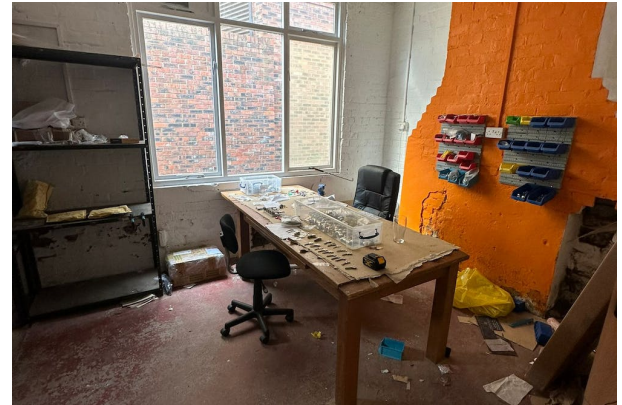
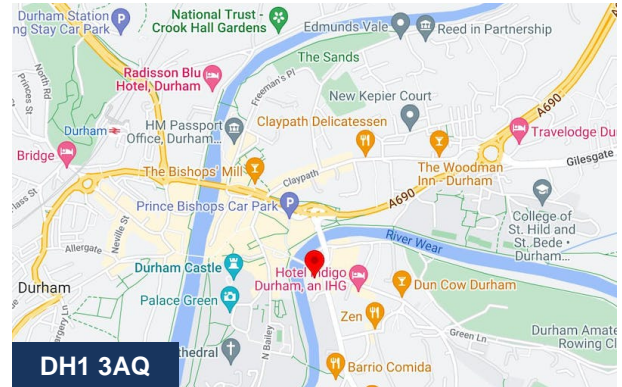
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email [office@pandfcommercial.com](mailto:office@pandfcommercial.com)

## Terms

Offered for let on a new 5 year fully repairing and insuring lease - the rent will be £12k to £18k per annum + VAT. A deposit equal to 3-month rent will be required and there will be a contribution to the Buildings Insurance arranged by the Landlord. Rent is paid quarterly in advance.

## Refurbishment and investment

The space is in need of renovations, the rent will depend on the investment required by the landlord. If the landlord is to carry out the renovation works, the rent will be £18k per annum, if the new tenant carries out the works, the rent can be lower at a minimum of £12k.



## Viewing & Further Information



**Ben Freckingham**

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