

DEVELOPMENT OPPORTUNITY FOR SALE



Land on the east side of North
Road, Durham, DH1 4RE

Bradley Hall

0191 232 8080

newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

33 – 39 Grey Street, Newcastle upon Tyne, NE1 6EE



Key info



GUIDE PRICE OF
£175,000



Planning Permission
Granted for the
Conversion to Café



Approximate Size
Totaling: **0.03 Acres**
(**0.012 Hectares**)



Prime Development
Opportunity



Located Within
Durham City Centre



Freehold



Nearby Local
Amenities

Location & Description

Bradley Hall are excited to market a unique opportunity for the conversion of a derelict building. The site comprises an existing c1960s public toilet block located off North Road, just a short walk from Durham City Centre. The block presents an opportunity to convert the block to a café with a glazed first floor extension. The unit is situated in a prominent position, and its visibility will attract a large amount of passing trade from tourists, students, professionals and residents. The proposed unit offers 452 sq.ft. (42m²) of ground floor café/retail space and a 538 sq. ft. (50m²) of first floor seating area with forest views.



Planning Permission

The site does benefit from full planning permission for the conversion of a former public toilet block to a café with a first-floor extension. Further information can be found at Durham County Council's Planning Portal.

Reference: **DM/23/00792/FPA**

Tenure

The site is to be sold freehold with vacant possession.

Terms

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall on this basis, and where silent, offers will be deemed net of VAT.

Legal Costs

All parties are to bear their own legal costs in the transaction.

Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

IMPORTANT NOTICE

Bradley Hall for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) no person in the employment of Bradley Hall has any authority to make or give any representation or warranty whatever in relation to this property of these particulars nor enter into any contract relating to the property on behalf of Bradley Hall, nor any contract on behalf of the Vendor.
- 4) no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Registered in England No. 07236458
- 5) All details are provided Subject to Contract

Viewing & further information

For all enquiries and viewing arrangements please contact Callum Armstrong or Mae Gordon

Tel: 0191 232 8080

Email: callum.armstrong@bradleyhall.co.uk

mae.gordon@bradleyhall.co.uk

Bradley Hall

0191 232 8080

Newcastle@bradleyhall.co.uk

www.bradleyhall.co.uk

33 -39 Grey Street, Newcastle upon Tyne, NE1 6EE