

FREEHOLD



FOR SALE

29-30 Marshall Terrace, Gilesgate, Durham, DH1 2HX

Bradley Hall

INVESTMENT SUMMARY

- Prominent High Street location
- Mixed use Freehold opportunity with owner occupier potential
- First floor residential apartment, producing income of £500 pcm
- Excellent connectivity, with the A690, A1(M) and Durham Train Station offering regional rail links throughout the North East
- Under 10 minutes from Durham University, strong student population area
- Strong local footfall in mixed residential and commercial area
- Turnkey opportunity for a hair and beauty operator
- Potential to add value



We are instructed to seek offers at £240,000 (Two Hundred and Forty Thousand Pounds) subject to and exclusive of VAT.

Description

The property comprises a two-storey, mid-terrace building of brick and masonry construction under a pitched, tiled roof. The ground and part first floors accommodate a commercial unit currently fitted out for hair and beauty use, while the first floor also contains a self-contained residential flat, generating rental income.

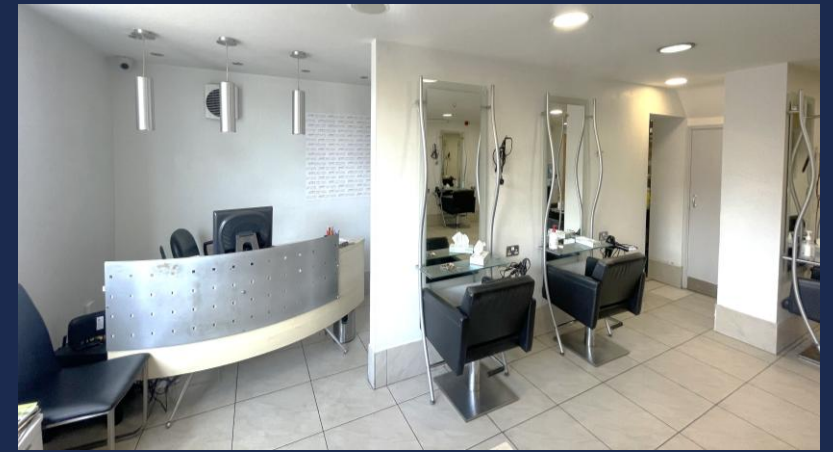
EPC Ratings

29a D
29-30 C(61)

Tenure

Freehold

Tenancy Schedule



Unit	Area Sq Ft	Tenant	Lease Start	Lease End	Rent £ Per Annum	Notes
29a	743	Private	2023	-	£6,000	First floor Residential
29-30	1,557	Hair Salon	Tenant will vacate on completion	Tenant will vacate on completion	Estimated rental potential of £17,000 pa	Ground floor and part first floor

LOCATION

29-30 Marshall Terrace is located in Gilesgate, an established and well recognised area to the east of Durham City Centre.

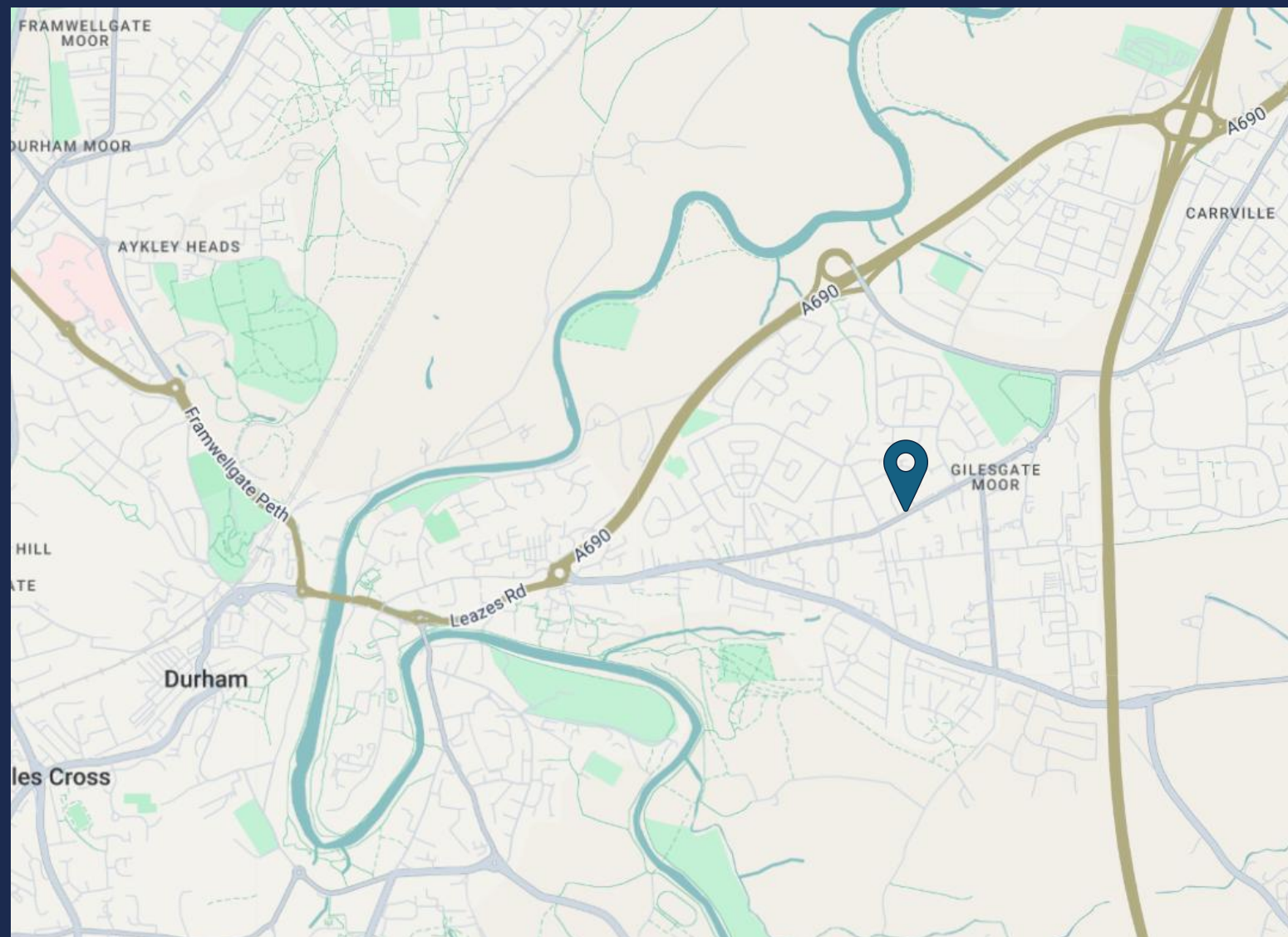
The property sits just off Gilesgate Bank (A690), one of the main arterial routes into Durham. This provides direct access to the city centre, which lies approximately 1 mile to the west.

Gilesgate is a mixed residential and commercial area. It supports a strong local catchment. Nearby occupiers include convenience retail, food outlets, professional services and residential housing.

Durham Railway Station is approximately 1.2 miles away and provides regular services to Newcastle, York and London Kings Cross. Local bus services operate along Gilesgate Bank, offering frequent connections into the city centre and surrounding suburbs.

The location also benefits from good road connectivity. The A1(M) is easily accessible via the A690, providing wider regional links across the North East.

Overall, the property occupies a well connected urban location, combining proximity to Durham City Centre with strong local footfall and accessibility.



PROPOSAL

TERMS

We are instructed to seek offers in excess of **£240,000 (Two Hundred and Forty Thousand Pounds)** subject to and exclusive of VAT. A copy of the current leases are available upon request.

VAT

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

RATEABLE VALUE

From 1st April 2026: £12,500

CONTACT US

LUCY MOUTER

0191 232 8080

Lucy.Mouter@bradleyhall.co.uk

Bradley Hall



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