



TO LET

DELTA HOTEL DURHAM ROYAL COUNTY

59 OLD ELVET, DURHAM, DH1 3JN

BEAUTY SALON PREMISES

46.66 SQ M (502 FT)

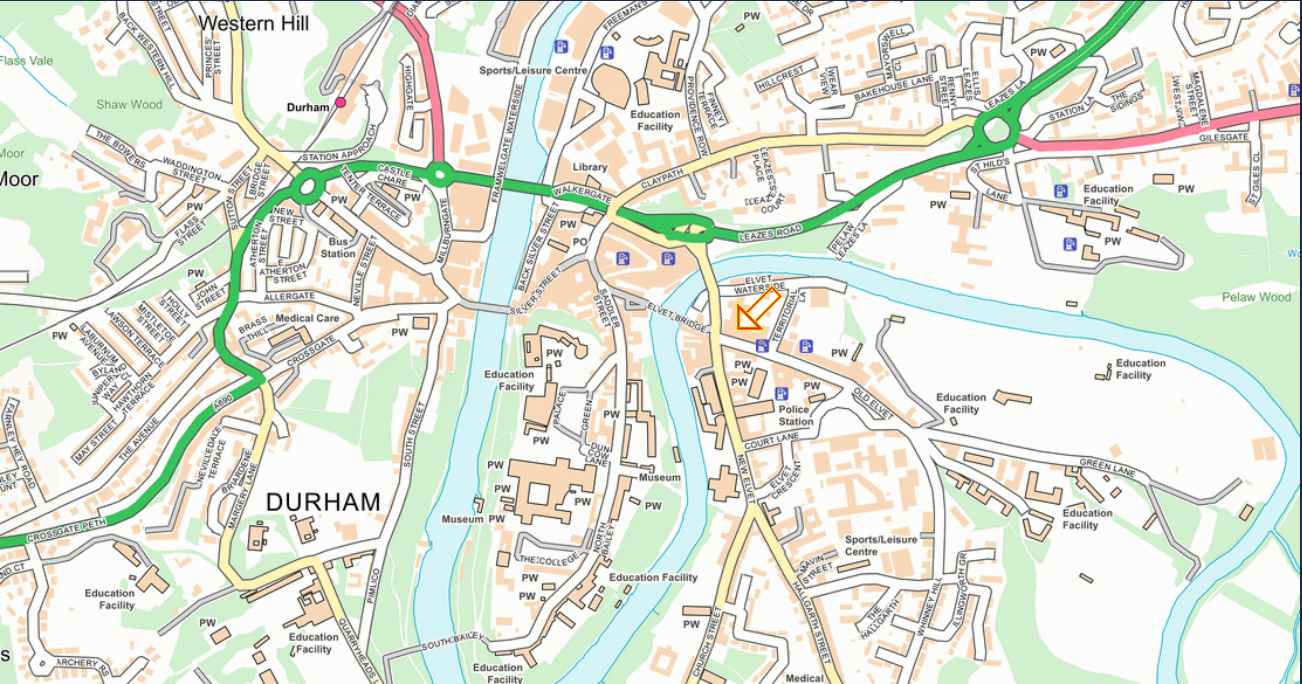
Bradley Hall

DESCRIPTION

The property comprises a self-contained beauty salon accommodation arranged over two treatment rooms and offered in shell specification, allowing an incoming tenant flexibility to fit out and equip the space to suit their operational requirements. No fixtures, fittings or beauty equipment are included within the letting.

The premises are intended for use as a high-class beauty salon and hairdressing operation, providing treatments that complement the hotel's existing spa and leisure facilities. All treatments will be subject to the approval of the Hotel Manager and must accord with the agreed Treatment List and Treatment Requirements.

The accommodation is available on an inclusive rental basis, with utilities and buildings insurance incorporated within the rent. No service charge is payable.



KEY SPECIFICATION

- Two-room beauty salon accommodation
- Offered in shell specification
- Located within an established hotel environment
- Inclusive rent including utilities and buildings insurance
- Suitable for beauty treatments and hairdressing services
- Opportunity to benefit from hotel guest and visitor footfall
- Business use to complement and not compete with the hotels spa and leisure facilities

Beauty Salon	SIZE (SQ M)	SIZE (SQ FT)
Room 1	24.73	266
Room 2	21.93	236
TOTAL	46.66	502



LOCATION

The premises are prominently located within the Delta Hotels by Marriott Durham Royal County, a well-established hotel occupying a prime position on Old Elvet in Durham City Centre.

The hotel overlooks the River Wear and is situated within walking distance of Durham Cathedral, Durham Castle, Durham Railway Station and the city's principal retail, leisure and tourist attractions. The location benefits from substantial footfall generated by hotel guests, business travellers, university visitors, tourists and local residents.

Durham is a thriving cathedral city and UNESCO World Heritage destination, attracting millions of visitors annually and providing a strong customer base throughout the year.

USE

The landlord is seeking a reliable tenant to operate a high-class beauty salon or hairdressing operation, providing treatments approved by the Hotel Manager in accordance with an agreed Treatment List and Treatment Requirements, and must operate in a manner that complements, and does not compete with, the hotel's existing spa and leisure facilities; intimate waxing is expressly excluded, and the tenant must comply with all applicable age restrictions, supervision requirements and hotel regulations.





TERMS

The unit is available via way of new lease on an inclusive rent at £15,000 per annum subject to terms with utilities and building insurance included in the rent.

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.

RATING

The rateable value of the premises is £13,500 meaning the estimated rates payable are £6,736.5

EPC

C (71)

VIEWING

For all general enquiries and viewing arrangements please contact Bradley Hall.

CONTACT

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Bradley Hall



IMPORTANT NOTICE

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