

INCENTIVES MAY BE AVAILABLE

THE UNITED REFORMED CHURCH
CLAYPATH
DURHAM CITY
DH1 1RH

BISSETT
KENNING & NEWISS
CHARTERED SURVEYORS

LEISURE OPPORTUNITY



LOCATION

The property is located on Claypath, Durham City, to the north of Leazes Road. The surrounding area is mixed use in nature with a mix of retail, restaurants and residential occupiers located in close proximity. The property also benefits from its close proximity to the city centre, Gala Theatre and the nearby bars.

Restaurants that are currently trading on Claypath include Oldfield's, Rock 'N' Amigos Mexican Restaurant, Bistro Italiano and the Rajpooth Indian Restaurant.

DESCRIPTION

The former United Methodist Church is a historic building that was built in the 17th Century. The building is effectively in two parts;

The main Church building with first floor seating accommodation that overlooks the main body of the church. The church retains many of the features typical of a building of this age and type. The church is stone built under a slate roof, with a large spire to the Claypath elevation.

To the rear of the church is a linked two storey brick built property under a slate roof.

We are in possession of plans that our client has had drawn up and these are available on request.

ACCOMMODATION

Plans have been prepared and are available to interested parties. These plans provide the following floor areas on a Gross Internal Area (GIA) basis:

Total Ground Floor	377.45 m ²	(4,059 ft ²)
Foyer	27.88 m ²	(300 ft ²)
Lounge	225 m ²	(2,422 ft ²)
Stores	37.43 m ²	(403 ft ²)
Kitchen/ Bar	40.90 m ²	(436 ft ²)
W/C	46.25 m ²	(498 ft ²)
Total Mezzanine and First Floor	193.88 m ²	(2,087 ft ²)
Mezzanine	58.68 m ²	(632 ft ²)
Staff Room	10.32 m ²	(111 ft ²)
W/C	2.64 m ²	(28 ft ²)
Restaurant/ Bar	81.48 m ²	(877 ft ²)
Kitchen	18.00 m ²	(194 ft ²)
W/C	22.76 m ²	(245 ft ²)

TENURE

The property is available by way of a new lease for a term of years and rent to be agreed between parties.

PLANNING

We understand that the building has consent for use as a restaurant (A3). Enquiries relating to potential change of use should be directed to Durham City Council Planning Department on 0191 301 8000.

BUSINESS RATES

The rateable value of the premises will be assessed on occupation.

VAT

All figures within these terms are exclusive of VAT where chargeable.

INCENTIVES

Our Client will consider making a financial contribution towards improvements in the external fabric of the building. There is also the possibility of a rent free period being granted subject to the terms of the lease.

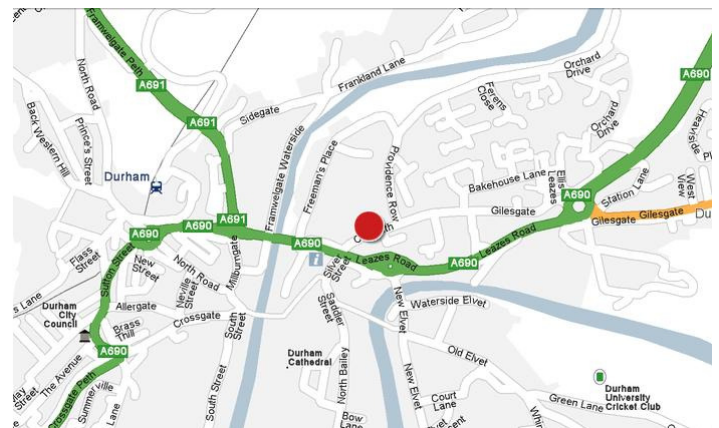
CONTACT

All enquiries should be made to Bissett Kenning & Newiss Chartered Surveyor:

Greg Davison or Joanna Bissett on 0191 272 5551.

Or alternatively via email:

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