



## PROMINENT RETAIL UNIT TO LET – MAY SELL

### TERMS

New full repairing and insuring lease, for a term to be agreed. Alternatively the freehold interest may be available.

### EPC

Band C (70)

### RATEABLE VALUE

£33,500

### RENT/PRICE

Details on request.

### FLOOR AREAS SQ FT / SQ M

Ground : 469 sq ft (43.57 sq m)  
First : 377 sq ft (35.02 sq m)  
Second : 237 sq ft (22.02 sq m)

Interested parties should verify the Rateable Value and rates payable via the Local Authority.

### SUBJECT TO CONTRACT & VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2 Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



## 9 SADDLER STREET, DURHAM

- Durham is located 14 miles south of Newcastle and 18 miles north of Darlington.
- Prominent position on Saddle Street, the principal gateway to the Cathedral and Castle from Market Place.
- Located close to the entrance into Prince Bishops Place (TJ Hughes, Next, Costa, Superdrug, New Look) which provides the principal car parking for city centre shoppers and workers.
- Nearby occupiers comprise independent and multiple operators including Pandora, Waterstones, Flat White Café, Jack Wills, Pizza Express, Durham Distillery and Greggs

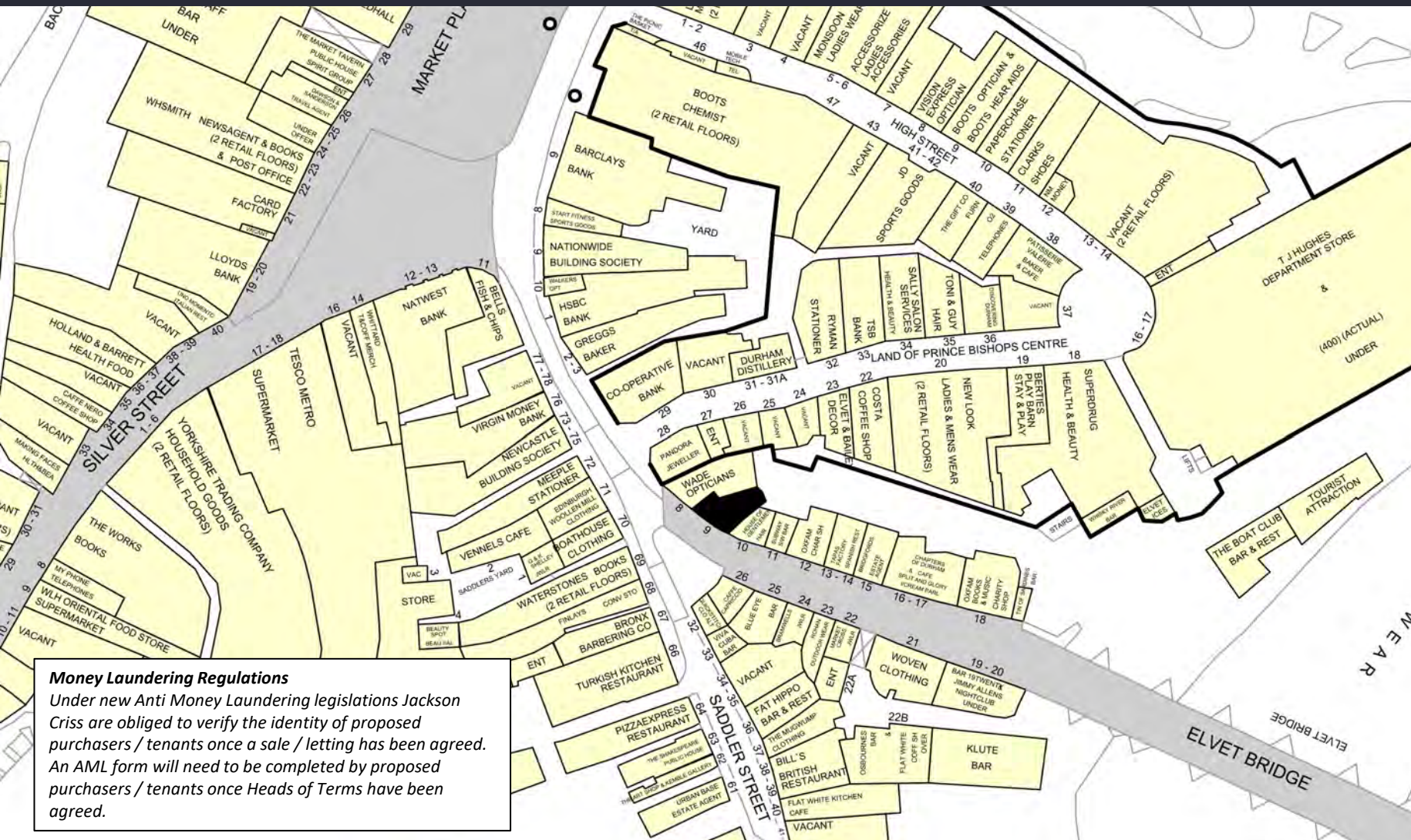
# JACKSON CRISS

2 Infirmery Street  
Leeds  
LS1 2JP  
+44(0)113 819 8998  
[www.jacksoncriss.co.uk](http://www.jacksoncriss.co.uk)



# 9 SADDLER STREET, DURHAM

PROMINENT RETAIL UNIT TO LET –  
MAY SELL



### Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



## JACKSON CRISS

VIEWING

Richard Webster  
0113 819 8998  
richardw@jacksoncriss.co.uk

Andrew Criss  
020 7637 7100  
andrewc@jacksoncriss.co.uk

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.