



12 SILVER STREET DURHAM DH1 3RB

green&partners

NEWMARK



PRIME, FREEHOLD, WELL SECURED, RETAIL & STUDENT RESIDENTIAL INVESTMENT OPPORTUNITY

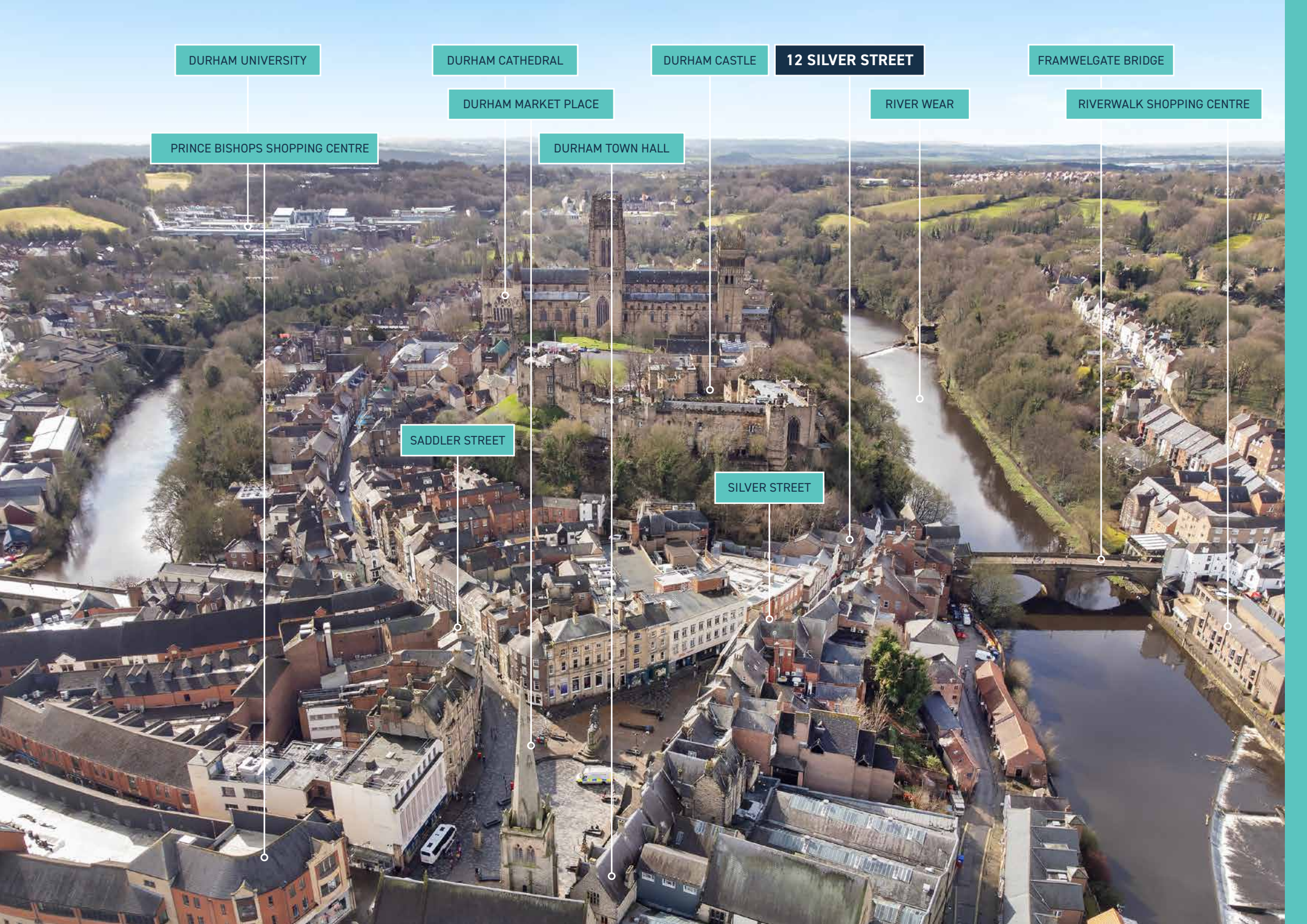
Investment Summary

AN **AFFLUENT, HISTORIC CATHEDRAL CITY** AND **POPULAR RETAIL AND TOURIST CENTRE** WITH A PARTICULARLY HIGH PROPORTION OF YOUNG ADULTS AGED 15-24.

- A well secured retail unit located in a prime position on **Silver Street** in the heart of Durham's retailing core.
- One of the most recognised **University's** in the world.
- Total student population over **20,000**.
- **Third oldest University** in the UK behind Oxford and Cambridge.
- Recently refurbished residential uppers under offer at £52,250 for the 2024/25 academic year a rental increase of 9.7%.
- Total net income of **£71,737 pax**.
- **Freehold**.

WE ARE SEEKING OFFERS IN EXCESS OF **£1,000,000 (ONE MILLION POUNDS)** REFLECTING A **NET INITIAL YIELD OF 8%** ON THE **RETAIL ELEMENT** AND A **GROSS YIELD OF 7%** ON THE **STUDENT RESIDENTIAL ELEMENT**, ALLOWING FOR GRADUATED PURCHASER'S COSTS.





DURHAM UNIVERSITY

DURHAM CATHEDRAL

DURHAM CASTLE

12 SILVER STREET

FRAMWELGATE BRIDGE

DURHAM MARKET PLACE

RIVER WEAR

RIVERWALK SHOPPING CENTRE

PRINCE BISHOPS SHOPPING CENTRE

DURHAM TOWN HALL

SADDLER STREET

SILVER STREET

Location

The historic city of Durham is a cathedral city in the North East of England and the county town of County Durham. The city lies on the River Wear, 30 miles (48 km) south west of Sunderland, 18 miles (28 km) south of Newcastle and 22 miles (35 km) north of Darlington.



Durham benefits from excellent road communications being located in close proximity to the A690 and the A1M, connecting the city to the national motorway network and providing easy access to Newcastle in the north and London to the south.



Durham train station is on the main East Coast rail line from London to Edinburgh which can be reached in 2.5 and 2 hours respectively. On an average weekday there are over 100 trains travelling from Durham to Newcastle with a journey time of 22 minutes.



Durham is located 30 minutes' drive from Newcastle International Airport and about 40 minutes' drive from Teesside International Airport. Both airports provide a range of international and domestic flights.



THE DURHAM AREA CONTAINS A **SIGNIFICANTLY ABOVE AVERAGE** PROPORTION OF ADULTS WITHIN THE MOST **AFFLUENT AB SOCIAL GROUP**.



Demographics & Retailing In Durham

Durham has a **catchment population** of approximately **111,000** and comprises a **particularly high proportion of young adults** aged 15-24. The Durham area contains a **significantly above average proportion of adults within the most affluent AB social group**.

Durham castle and cathedral are designated by UNESCO as a World Heritage Site which assist in attracting tourists to Durham every year. 3.12 million people visited in 2021 generating £237.93 million in visitor expenditure. The number of people employed as a direct result of tourism is 2,861 people.

The central shopping area is compact and development is constrained by the historic nature of the city and the River Wear. This constraint on supply provides a strong foundation for rental growth along with the reduced number of voids in the city centre. **Retail floor space provision is estimated at 530,000 sq ft** and is focussed on **Riverwalk Shopping Centre, Land of Prince Bishops Shopping Centre, Silver Street and North Road**.



DURHAM CITY IN 2021 GENERATED £237.93 MILLION IN VISITOR EXPENDITURE



Durham University & Student Population

Durham has **one of the most recognised University's in the world** ranking 86th in 2021. In the UK **Durham University is ranked 4th** by the Guardian University Guide 2022 and 7th in the Complete University Guide 2022.

The University employs over **4,500 members**, has a **total student population of 20,268** (2022/2023) and is the **third oldest in the UK** behind Oxford and Cambridge. Durham's university reputation will continue to drive **high demand for student accommodation** within the city centre which is of particularly short supply.



A WELL SECURED RETAIL UNIT LOCATED IN A PRIME POSITION ON SILVER STREET IN THE HEART OF DURHAM'S RETAILING CORE.

Description

The subject property occupies a **prime retailing location** on the **pedestrianised Silver Street** between Market Place and Framwelgate Bridge. The property is **Grade II listed** and comprises a retail unit on ground floor with fully furnished student residential uppers on first to third floor.



Tenure

Freehold.

Accommodation

Description	Area (sq ft)	Area (sq m)
Retail		
GF Sales	345	32.04
GF ITZA	288 Units	
Ancillary	255	23.66
Total	600	55.70
Residential (GIA)		
First Floor	437	40.59
Second Floor	492	45.69
Third Floor	423	39.30
Total	1,352	125.58

The property totals 1,952 sq ft (181.28 sq m).



**TOTAL NET INCOME OF £71,737 PAX
RISING TO £76,147 PAX IN AUGUST 2024.**



Tenancy

Tenant	Lease Start	Lease Expiry	Rent Review/(Break)	Rent	Comments
Volunt Ltd t/a T4	07/12/2022	06/12/2032	07/12/2027 (07/12/2027 TBO)	£30,000 pax	The vendor holds a 6 month rent deposit (incl of VAT).
5 Private Individuals	01/08/2023	31/07/2024		£47,840	All individuals have guarantees. Under offer at £52,250 for the 2024/25 academic year a rental increase of 9.7% following an 8.2% increase from the previous year.
Total Gross Income				£77,840	

Current Income PAX

Total Gross Income of **£77,840 per annum.**

Total Net Income of **£71,737 per annum.** The landlord is responsible for utilities and insurance for a sum up to £6,103.

Covenant Information



Volunt Ltd is a franchise of T4 Bubble Tea. T4 are one of the UK's most recognised bubble tea operators with 33 stores open and trading and a further 5 stores opening soon. Volunt Ltd is a new company who have provided a 6 month rent deposit.

The residential uppers are secured on short term AST's to private individuals, all of whom have guarantors. Durham university's reputation and demand has resulted in a shortage of student accommodation which has led to the 2024/2025 academic year being under offer at £52,520 a rental increase of 9.7% following an increase of 8.2% the previous year.



THE SUBJECT PROPERTY OCCUPIES A PRIME RETAILING LOCATION ON THE PEDESTRIANISED SILVER STREET BETWEEN MARKET PLACE AND FRAMWELGATE BRIDGE.

Further Information

VAT

The property has been elected for VAT.

EPC

EPC's are available upon request.

Anti Money Laundering

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

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Contacts

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