

DEVELOPMENT OPPORTUNITY FOR SALE

Majestic Bingo & Social Club,
Sherburn Road & Land lying to the
North of Front Street, Durham, DH1

- PBSA Development opportunity
- Detailed planning consent for 128 en-suite beds
- Development site area totalling 0.61 acres
- Established student location
- Walking distance of Durham City centre
- Benefit of on site car parking

Guide price of £1,875,000

BradleyHall



LOCATION

The City of Durham is a World Heritage Site centred around the historic Cathedral, Castle and the renowned University and Colleges, being located 2 miles west of the A1(M) motorway, which gives direct access to Newcastle upon Tyne 19 miles to the north, and Leeds which is 85 miles to the south.

The subject property is located on a prominent roadside position on the A181 Front Street, within walking distance of Durham city centre.

DESCRIPTION

The subject currently consists of a former Bingo Hall and hardstanding car parking area extending to a total site area of approximately 0.62 acres.

Detailed planning consent has been granted for the demolition of the Bingo Hall and the subsequent construction of a four-storey purpose-built student accommodation block with 15 car parking spaces. The completed development will comprise of 128 en-suite bedrooms.

Durham University is the third oldest university in England which was formerly established in 1832. The University is split into 16 Colleges and has 3 faculties, Arts and Humanities, Science, and Social Science and Health. The University is a member of the elite Russell Group of leading research universities after joining in 2012. Durham has an estimated 2021 population of 423,533.

Further information can be found upon Durham City Planning Portal under application references: DM/21/01611/FPA & DM/22/03646/NMA.

ACCOMMODATION

We calculate the approximate gross internal floor areas to be as follows:

Current Gross Internal Area 4,610 Sq.M. / 48,902 Sq Ft

Consented Gross Internal Area 4,611 Sq.M. / 49,622 Sq Ft



On site car parking

Bus stop nearby

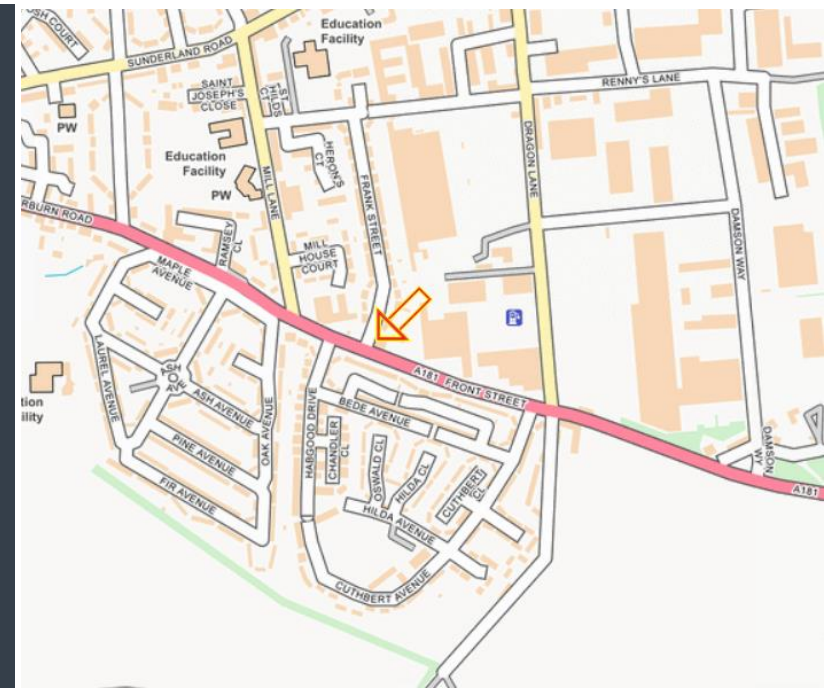
1.9 miles from
Durham Train Station



1.3 miles Durham
City Centre

19 miles Newcastle
City Centre

1.7 miles University



EPC RATING

Awaiting EPC Rating.

RATING ASSESSMENT

Bingo Hall & Premises- Rateable Value- £10,200

The rateable value of the premises as at and the estimated rates payable for the current year is £5,090. This is based on the standard uniform business rates multiplier of 49.9p in the pound, however, interested parties should confirm the current position with the Local Authority.

IMPORTANT NOTICE

Bradley Hall (Registered in England No. 6140702 | 1 Hood Street, Newcastle upon Tyne, NE1 6JQ) and their clients for whom they are providing agency services give notice that;

1) the particulars do not constitute part of an offer or contract and any communications, written or verbal, are strictly SUBJECT TO CONTRACT, 2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation are given in good faith based upon the information provided to us but any interested parties should inspect the property and appoint their own legal advisors and surveyors to satisfy themselves that they are correct, 3) no employee of Bradley Hall has the authority to make or give any representation or warranty whatsoever in relation to this property nor do they have the authority enter into any contract relating to the property on behalf of Bradley Hall nor the client, and 4) no responsibility can be accepted for any expenses incurred by interested parties in inspecting properties which have been sold, let or withdrawn.

AGENTS NOTES

You may search our company website www.bradleyhall.co.uk for details of all our current instructions.

In accordance with the [Code of Leasing Business Premises: England and Wales](#) the landlords are willing to consider alternative lease terms to those set out above but please bear in mind that variations may affect the level of rent proposed.

TERMS

The freehold of the property is available for sale with a guide price of **£1,875,000 (One Million, Eight Hundred & Seventy Five Thousand Pounds)**.

VAT

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

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

CONTACT US

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