

62
Saddler Street
Durham DH1 3NU

Rare Opportunity to acquire
vacant freehold building in
the historic city of Durham

Lambert
Smith
Hampton



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Property Summary

- **Grade II Listed Property**

A beautifully preserved example of historic architecture, brimming with character and heritage.

- **Exceptional City Centre Location**

Situated in the heart of Durham, just steps from the iconic Cathedral.

- **Historic Saddler Street Setting**

Once the principal medieval route to the Cathedral, Saddler Street is now a vibrant hub lined with boutique shops, popular pubs, and diverse restaurants.

- **High Footfall & Tourist Appeal**

Benefitting from year-round pedestrian traffic, especially from tourists exploring Durham's popular attractions.

- **Suitable for various uses**

Arranged across four floors, ideal for retail or hospitality use.

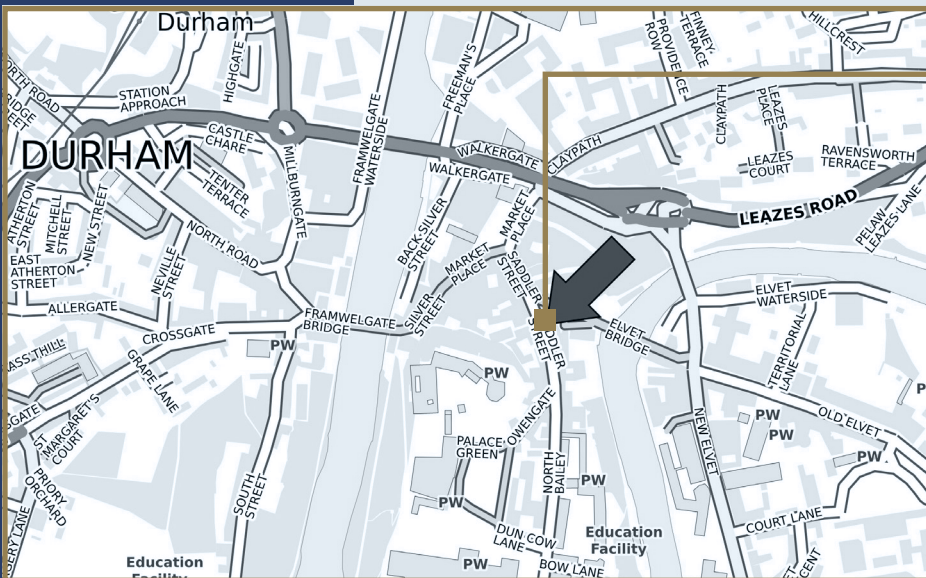
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We are instructed to seek offers in excess of £325,000 for the freehold of the building.

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Location

Situated in the heart of Durham's historic city centre, 62 Saddler Street enjoys a truly unrivalled location just minutes from the iconic Durham Cathedral and Castle. Nestled among cobbled streets and surrounded by a vibrant mix of independent boutiques, cafés, and restaurants, this prime address benefits from high footfall. The property is within easy walking distance of Durham University, the River Wear, and the mainline train station, offering direct rail services to Newcastle, York and London. Additionally, bus routes connect the area to surrounding towns and cities, while easy access to the A1(M) motorway provides excellent road links.

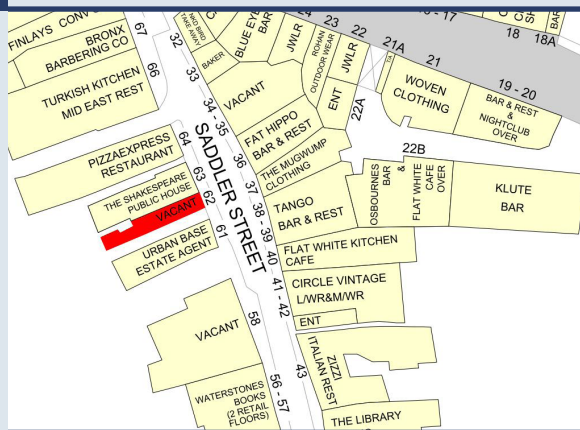


Nearby Occupiers



FAT HIPPO

Waterstones



Floor Areas

Description	Sq m	Sq ft
Ground floor	14.33	154
First floor	24.12	260
Second floor	33.57	361
Third floor	13.30	143
TOTAL	85.32	918

Description

This striking **Grade II listed property** is situated in the heart of Durham City Centre, occupying a prominent position on the bustling Saddler Street. Spanning four floors, the building features a notable black and white Tudor-style façade, instantly recognisable for its distinctive timber framing and lattice window design.

The ground and first floor are currently configured for retail use, offering high-visibility display areas ideal for customer engagement. The second and third floors provide ample storage or ancillary space, adding flexibility to suit a range of commercial needs.



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VAT

The property is elected for VAT.

Tenure

The property is held freehold with title number DU320196

Energy Performance Certificate

The Property has an EPC rating of C

Anti Money Laundering

A successful bidder will be required to provide anti-money laundering information in accordance with HMRC regulations when the heads of terms are agreed.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Current Rateable Value - £7,200.

PROPOSAL - £325,000

We are instructed to seek offers in excess of £325,000 exclusive of VAT for the freehold of the building.

For more information contact:

Niall Combe

M: 07843 818 340

E. Ncombe@lsh.co.uk

Emily Wood

M: 07900 120 143

E: EWood@lsh.co.uk

**Lambert
Smith
Hampton**

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