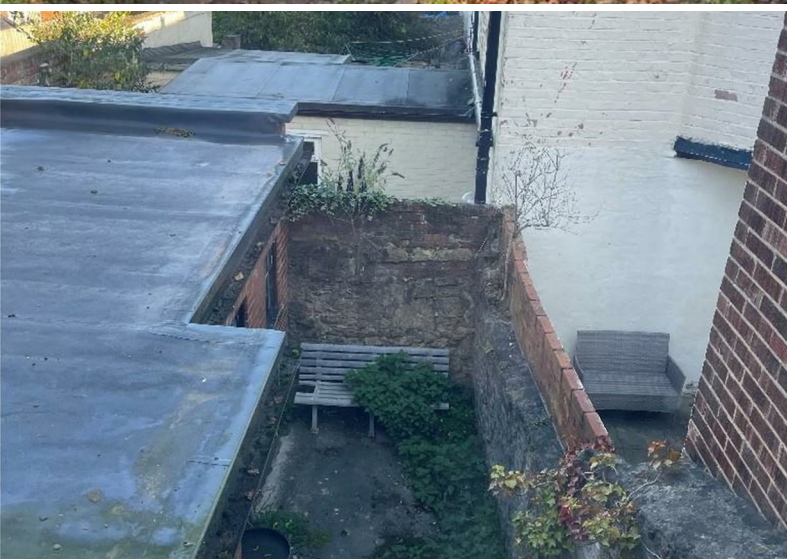




**94 Gilesgate, Durham, DH1 1JA**  
**£12,000 Per Annum**



# 94 Gilesgate, Durham, DH1 1JA

- To Let
- Office Accommodation
- Available Mid-Summer 2026
- Close to Durham City Centre
- Net Internal Area: 64.41 sqm (693 sqft)
- Rent: £12,000 per annum

## LOCATION

Situated on the northern edge of Durham City, the property has frontage onto Gilesgate which is one of the main arterial routes leading into Durham City from the east. This is a mixed residential and commercial area within walking distance of a broad range of local facilities including retail units and Public transport connections.

## ACCOMODATION

The property comprises a two-storey office building. The ground floor provides reception, rear office and kitchen/staff facility. The first floor provides an open plan office and toilet. Parking is on Street.

The Net Internal Area (NIA) extends to:  
64.41 sqm (693 sqft)

## SERVICES

We understand that mains supply of electricity, water and drainage are connected to the property.

(All interested parties should satisfy themselves with the local service providers)

## RATING LIABILITY

The property is assessed for business rates as follows:

Property Address: TMJ Solicitors, 94 Gilesgate, Durham, DH1 1JA

Description: Shop and Premises

Rateable Value: £7,600

## TERM

The property is available by way of new effective Full Repairing and Insuring lease for a minimum term of 3 years

## RENT

£12,000 per annum (exclusive).

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate confirm an energy rating within Band C.

## LEGAL COSTS

Each party will be responsible for their costs in the transaction.

## MONEY LAUNDERING

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.

## VAT

All prices quoted are exclusive of VAT at the prevailing rate.

## Our Services

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including:

Residential Sales and Lettings  
Commercial Sales and Lettings  
Professional Valuation of Commercial and Residential Property  
Home-buyer Survey and Valuation  
Property Management  
Acquisition

To find out more please contact us on 0191 257 1253 or e mail:  
sales@rajackson.co.uk

