

Cottage 2, Fowlers Yard, Rear Silver
Street, Durham City DH1 3RA

TO LET

Studio/Workshop for Arts & Crafts Use
Net Internal Area 29.48 sqm (317.31 sqft)

Offers are invited



Would all interested parties please contact:

Property Management, Durham County Council
County Hall, County Durham DH1 5UL
Telephone: 07787 112324

Email: CPALpropertymanagement@durham.gov.uk

**Closing date for applications:
4pm, Monday 24th June 2024**



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About

Formerly used as stables and warehousing, Fowlers Yard is now a collection of unique studio/workshop spaces occupied by a diverse range of independent and creative businesses.

Cottage 2, presents an excellent opportunity for a new or existing arts and crafts business to join a community of other Artisans.

Location

Situated in the heart of Durham, Fowlers Yard occupies a riverside position on one of the most historic streets in the City.

Durham City Centre is located approximately 15 miles South of Newcastle upon Tyne and benefits from a student population and tourist trade.

Fowlers Yard has excellent public transport links and parking is offered nearby. The workshops are a two minute walk from Durham's Market Place.

Accommodation

Ground Floor

NIA: 15.18 sqm (163.40 sqft)

First Floor

NIA: 14.30 sqm (153.91 sqft)

There is an external WC block available for Fowlers Yard Tenants only.

EPC

The property has an EPC rating of E. A copy of the report is available on request.

Offer

All offers are to be submitted using the attached offer form and addressed using the attached label which must be affixed the front of an envelope.

The submission must be received by 4pm on Monday 24th June 2024 and should clearly state the sum (exclusive of VAT) being offered to Durham County Council for the property.

Costs

The tenant will be responsible for the following costs:

Landlords Surveyor Fees: 10% of agreed rent + VAT (min £340.00 + VAT)

Landlords Legal Fees: £380.00 + VAT

Supporting Information

The prospective tenant must submit a business plan to include the following:

- Contact details for 2 trade and 1 personal reference to be obtained
- 3 years annual accounts
- 3 year Business plan including:
 - Profit and loss statement and forecast
 - Cash flow statement and forecast
 - Balance sheet and forecast

New businesses will be considered on a individual basis.

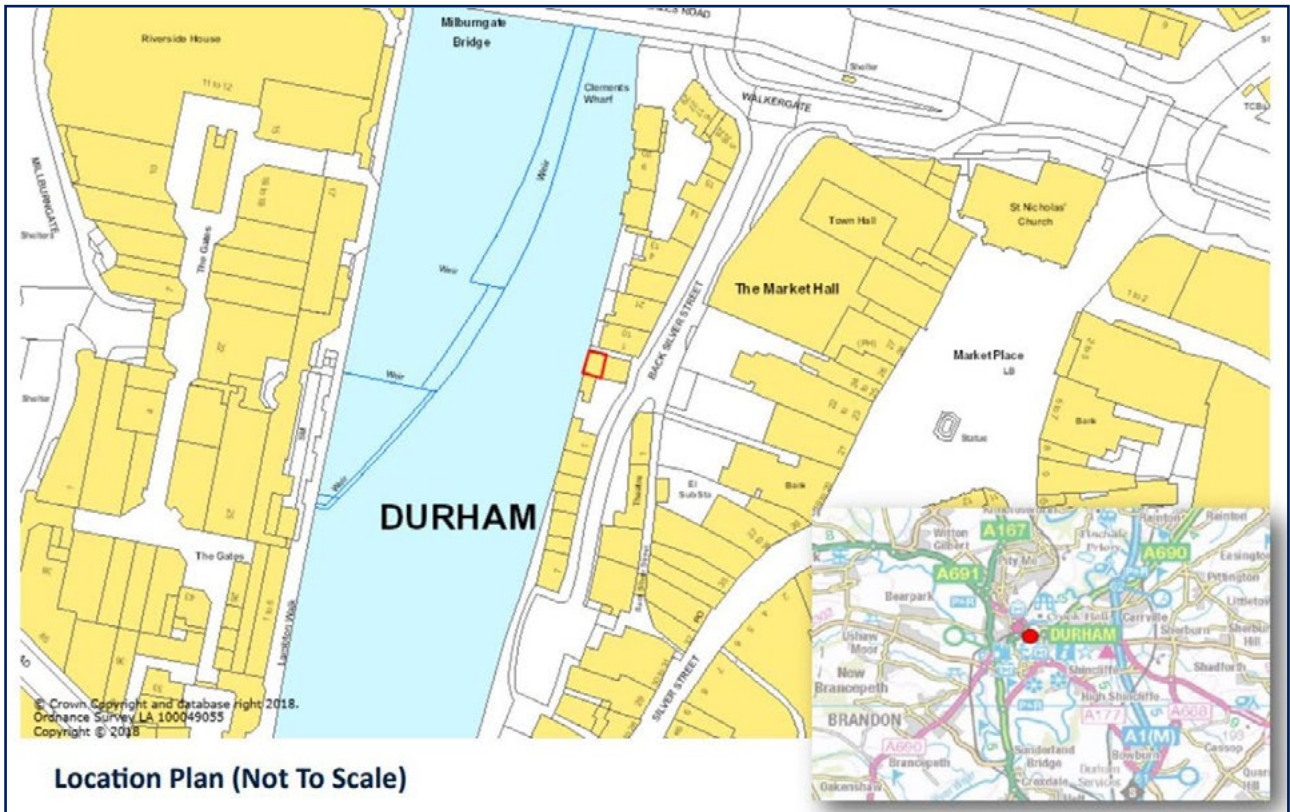
Viewing enquiries

Kathryn Finn

07787 112324

Kathryn.Finn@durham.gov.uk

**Cottage 2, Fowlers Yard, Rear
Silver Street, Durham City DH1 3RA**



Submission of Offer

Cottage 2, Fowlers Yard, Rear Silver Street, Durham City DH1 3RA

Complete/Print out
and complete



Subject to Contract and Council Approval

Head of Legal and Democratic Services
Durham County Council
County Hall
Durham
DH1 5UL

Submission of Offer

Cottage 2, Fowlers Yard, Rear Silver Street, Durham City DH1 3RA

**Complete/Print out
and complete**

1. I hereby offer the sum of £ _____ per annum exclusive of VAT and service charge
Amount in words _____ for the above property
2. In the event of my offer being accepted the solicitor appointed to act on my behalf will be _____
3. Works I will complete in the unit prior to trading and the proposed use _____

4. Signed: _____ Date: _____
Full Name: _____
Address: _____

Postcode: _____

Daytime Tel No: _____

Email: _____

As requested I hereby attach a business plan for your information together with details of my references.

5. Trade Reference 1

Trade Reference 2

Personal Reference

Durham County Council is not bound to accept the highest or any offer received.
This offer must be returned to the Head of Legal and Democratic Services by no later than
4.00 pm on Monday 24th June 2024.

**ONLY TO BE OPENED BY AN
AUTHORISED OFFICER OF THE COUNCIL**

URGENT - OFFER FOR COTTAGE 2, FOWLERS YARD, REAR SILVER STREET,
DURHAM CITY DH1 3RA

HEAD OF LEGAL & DEMOCRATIC SERVICES
DURHAM COUNTY COUNCIL
COUNTY HALL
DURHAM
DH1 5UL

COMPLETED OFFER FORMS SHOULD REACH COUNTY HALL
NO LATER THAN 4.00pm. ON MONDAY 24TH JUNE 2024

PLEASE
AFFIX
STAMP