



12 SILVER STREET DURHAM DH1 3RB

NEWMARK

FMX.
Urban Property Advisers

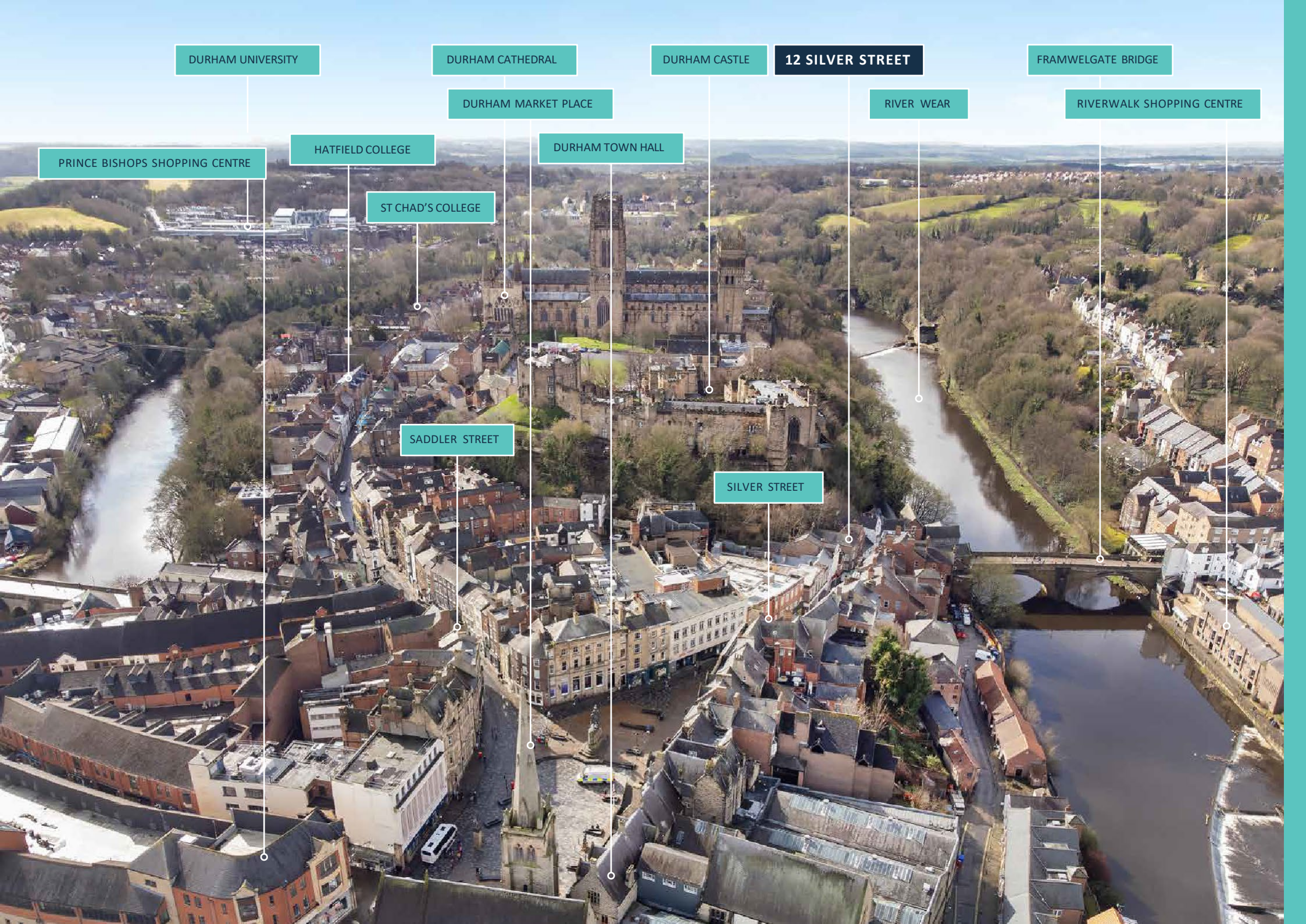


Investment Overview

- Prime **retail** and **student residential** investment located on **Silver Street** in the heart of Durham's retail centre.
- Durham is an affluent, historic cathedral city and popular retail and tourist centre.
- Property comprises **1,952 sq ft** of retail and residential accommodation, arranged over four floors.
- Attractive **corner** retail unit let to **T4** at a low rent of **£30,000 per annum**.
- Residential accommodation comprises a five-bedroom flat, which has recently been refurbished.
- Flat is let to Durham Students on an Assured Shorthold Tenancy at a gross rent of **£53,820 per annum** for the **academic year 2025/2026**.
- Residential flats have been pre-let for the **academic year 2026/27** and **2027/28**.
- Total net income of **£77,782 per annum**.
- **Freehold**.

We are instructed to seek offers in excess of **£875,000** (Eight Hundred and Seventy-Five Thousand Pounds). A purchase at this level reflects a blended **net initial yield** of **8.42%**, assuming standard purchaser's costs of 5.63%.





DURHAM UNIVERSITY

DURHAM CATHEDRAL

DURHAM CASTLE

12 SILVER STREET

FRAMWELGATE BRIDGE

DURHAM MARKET PLACE

RIVER WEAR

RIVERWALK SHOPPING CENTRE

PRINCE BISHOPS SHOPPING CENTRE

HATFIELD COLLEGE

DURHAM TOWN HALL

ST CHAD'S COLLEGE

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 Durham. The city lies on the River Wear, 18 miles (28 km) south of Newcastle, 22 miles (35 km) north of Darlington and 30 miles (48 km) south west of Sunderland.



Durham benefits from excellent road communications located in close proximity to the A690 and the A1M, connecting the city to the national motorway network and providing easy access to Newcastle to 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 hours 47 minutes and 1 hour 41 minutes respectively. On an average weekday there are over 100 trains travelling from Durham to Newcastle with a journey time of 12 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.



DURHAM HAS AN ABOVE AVERAGE PROPORTION OF ADULTS WITHIN SOCIAL AB 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 an **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 assists 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 opportunity for rental growth in the city centre. Zone A retail rents have increased from rebased levels, following the pandemic. Retail floor space provision is estimated at **530,000 sq ft** and is focused on **Riverwalk Shopping Centre, Prince Bishops Shopping Centre, Silver Street, Market Place and North Road**. The Land of Prince Bishops Shopping Centre is in discussions for redevelopment which should further constrain supply of retail units in Durham.



DURHAM CITY IN 2024 GENERATED £1.38 BILLION IN VISITOR EXPENDITURE REPRESENTING A 11.7% INCREASE ON 2023.



Durham – A university City

Durham has one of the **most recognised universities** in the world ranking 89th in 2025. In the UK, **Durham University** is ranked **3rd** by The Times and Sunday Times 2026.

The University employs over **4,500 members**, has a **total student population** of **21,000** 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 and a **five-bedroom residential flat** on the first, second and third floors. The flat has recently been **refurbished**.



Tenure

Freehold.

Accommodation

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

Retail Area	NIA (sq ft)	NIA (sq m)
GF Sales	345	32.05
GF ITZA		288 Units
Ancillary	255	23.69
Total	600	55.74
Residential Area	GIA (sq ft)	GIA (sq m)
First Floor	437	40.59
Second Floor	492	45.70
Third Floor	423	39.29
Total	1,352	125.58



TOTAL NET INCOME OF £77,782 PA



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	01/08/2025	31/07/2026		£53,820 pax	Rent is paid inclusive of Wi-Fi, Utilities and Insurance with a cap of £3,500 per annum. There is a management fee charge at 4.00% of the annual rent. All individuals are students at Durham University and have provided deposits and parental guarantees. Terms are agreed for the academic year 2026/27 and 2027/2028 at a rent of £54,098 pax.
Total Gross Income				£83,820 pax	
Total Net Income				£77,782 pax	(less cap on costs of £3,500 per annum and 4.00% management fee charge)

Current Income PAX

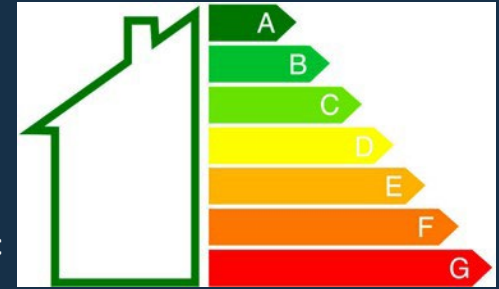
Total Gross Income of **£83,820 per annum**.

Total Net Income of **£77,782 per annum**.

EPC

Ground Floor:
Retail - **36 B**
Valid until 18th August 2032

Top Floor:
Student Accommodation - **72 C**
Valid until 18th August 2032



Covenant Information



Volunt Ltd is a franchise of T4 Bubble Tea. T4 are one of the UK's most recognised bubble tea operators with over 60 stores open and trading in the UK. 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 provide deposits and have parental guarantors. Durham University students' demand for accommodation within the city centre significantly outweighs supply. The residential flat lets quickly upon coming to market.



Further Information

VAT

The property has been elected for VAT.

Personal Interest

In line with S.21 of the Estate Agents Act 1979, Newmark disclose that they have a personal interest with the vendors of this property.

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

For further information or to arrange inspection please contact:

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Misrepresentation Act: The particulars in this brochure are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract. Subject to contract. October 2025.