



To Let

Retail Premises

53 Newbottle Street
Houghton le Spring
DH4 4AR

- Town centre retail premises
- Arranged over ground and first floors
- Private parking to rear
- Ground floor 611 ft² (56.76 m²)
- First floor 399 ft² (37.06 m²)
- Adjacent to Subway and opposite B&M and Heron

Location

Newbottle Street is the principle shopping area within Houghton le Spring and the property is situated within a prime position in the high street adjacent to Subway and immediately opposite Heron, Savers and B&M. Other nearby occupiers includes Greggs, Ladbrokes, Superdrug and Lidl.

Description

The property is arranged over 2 floors having a split level sales area with ancillary accommodation above. To the rear of the property is a shared private car park with parking for 1-2 cars.

Accommodation

The property briefly comprises as follows:-

		ft2	m2
Ground Floor			
Sales Area	Internal Width	14'7"	
	Sales Depth	27'1"	
	Sales Area	392	36.42
Sales area (upper level)		219	20.35
WC			
First Floor			
Stores		399	37.07
Externally			
Shared yard and private parking (1-2 cars)			

Tenure




A new Lease is available at a commencing annual rental of **£10,000** for a term of years to be agreed (minimum **3** years) on an FRI basis subject to **3** yearly Rent Reviews.

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

-  mario@lofthouseandpartners.co.uk
-  alexa@lofthouseandpartners.co.uk
-  **0191 5658844**

VAT

Figures quoted exclude VAT where chargeable.

Rateable Value

Following an enquiry on the Valuation Office website we have ascertained that the Rateable Value is **£12,000**. However this figure cannot be relied upon and if necessary a written request should be made to the Local Authority for confirmation. The Uniform Business Rate for the Rates Year 2016/2017 is 49.7p

As a new occupier rights of appeal may exist against the assessment shown above. For further information please contact our Rating Department.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref

C3535

Prepared

March 2017

EPC

Energy Rating E