

Sunderland: 0191 5658844  
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# For Sale

## Retail Premises

4 Mautland Street  
Houghton le Spring  
DH4 4BH

- Retail Premises
- Town centre location adjoining Lidl
- Close to Barclays and Cooplands
- Ground Floor Sales 169 ft<sup>2</sup> (15.70 m<sup>2</sup>)
- Ancillary 560 ft<sup>2</sup> (52.03 m<sup>2</sup>)

Also at Portland House  
Belmont Business Park  
Durham DH1 1TW  
Regulated by RICS

### Location

Mautland Street is situated just off Newbottle Street which links to Lidl Supermarket within the Town Centre of Houghton le Spring which lies approximately 8 miles North East of Durham and 7 miles South West of Sunderland. Other nearby occupiers include Barclays, Cooplands, Hays Travel and Gregg's.

### Description

The property comprises Ground Floor Sales benefitting from a back shop and further storage on the First Floor. The property would be suitable for a number of uses and redevelopment to residential.

### Accommodation

The property briefly comprises as follows:-

		ft2	m2
<b>Ground Floor</b>		<b>ft</b>	<b>m</b>
Sales Area	Internal Width	16'6"	5.029
	Decreasing to		
	Sales Depth	11'2"	3.404
Sales Area		169	15.70
Ancillary		72	6.69
<b>First Floor</b>			
Stores		488	45.34

### Tenure

We are advised by the Vendor the tenure of the property is Freehold.

### Asking Price

**£50,000 (fifty thousand pounds)**

### Code of Practice




The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square. London, SW1P 3AD Tel: 0207 6951535, Fax: 0207 3343795 or alternatively from the website: [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

### Costs

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

### Viewing

Contact – **Marc Weaver** or **Alexa Reavley**

-  [mjw@lofthouseandpartners.co.uk](mailto:mjw@lofthouseandpartners.co.uk)
-  [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
-  **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value

The Valuation Office has confirmed the Rateable Value(s) as follows:

**Shop and Premises £3,700**

The Uniform Business Rate for the Rates Year 2018/2019 is 48.0p. If necessary a written request should be made to the Local Authority for confirmation. **Based upon this assessment and subject to meeting certain criteria a tenant may be eligible for 100% Business Rates relief. Please contact Sunderland City Councils non domestic rating department for clarification on 0191 5611850**

### Money Laundering Regulations

In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

### 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

C3692

### Prepared

November 2018

### EPC

Awaiting information

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