



# To Let

## Retail Premises

16a Newbottle Street  
Houghton le Spring  
DH4 4AB

- Very well-presented retail unit
- Prime position adjacent to Ladbrokes
- Greggs, Subway, Superdrug, B&M nearby
- Ground floor sales area 456 ft<sup>2</sup> (42.36 m<sup>2</sup>)
- Extensive basement 1676 ft<sup>2</sup> (155.70 m<sup>2</sup>)
- Suit variety of retail/storage uses

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

### Location

The property is centrally located in Newbottle Street within the centre of Houghton le Spring close to a number of occupiers including Superdrug, Lloyds, Greggs and Barclays. The property sits immediately adjacent to Ladbrokes.

### Description

The premises are well presented comprising retail unit on the ground floor with modern shop front and electronically operated roller shutters. Unusually the property has an extensive very good basement with direct loading and access to the rear lane, the basement also running below the adjacent Ladbrokes store and therefore providing low cost extensive storage.

### Accommodation

The property briefly comprises as follows:-

		ft2	m2
<b>Ground Floor</b>		<b>ft</b>	<b>m</b>
Sales Area	Internal Width	14'4"	4.36
	Sales Depth	30'9"	9.37
	Sales Area	456	42.36
<b>Basement</b>			
Stores/Kitchen		1676	155.70

### Tenure

A new Lease is available at a commencing annual rental of **£9,750** for a term of years to be agreed (minimum **5** years) on an effective FRI basis subject to **5** 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](mailto:mario@lofthouseandpartners.co.uk)
- [alexa@lofthouseandpartners.co.uk](mailto:alexa@lofthouseandpartners.co.uk)
- **0191 5658844**

### VAT

Figures quoted exclude VAT where chargeable.

### Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£10,250**. The Uniform Business Rate for the Rates Year 2021/2022 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

**Based upon this assessment and subject to meeting certain criteria the tenant may be eligible for 100% Business Rates relief. Please contact the non-domestic rating department of the Local Authority for clarification**

### 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

C3861

### EPC

Energy Rating E

### Internal

