



To Let

Studio/Retail Premises

First Floor
1 Pottery Yard
Houghton le Spring
DH4 4BA

- Town centre retail/studio/office premises
- Well-presented throughout
- Located just off Newbottle Street
- Size 1360 ft² (126.34m²)
- Self-contained access with parking
- **Restriction against use as Tattoo Studio**

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

Location

Pottery yard is located just off Newbottle Street which is the main shopping area serving the town of Houghton le Spring where nearby occupiers include Superdrug, B&M, Greggs, Lidl and Ladbrokes amongst others. Iceland have also recently gained representation within the town centre close to the subject premises.

Description

The premises are located on the first floor and are fully self-contained having been occupied as a tattoo studio for a number of years. There is a shared private car park to the rear of the building. Alternative uses may be considered including offices and semi retail.

Accommodation

The property briefly comprises as follows:-

	ft2	m2
First Floor		
Floor Area	1360	126.34

Tenure

A new Lease is available at a commencing annual rental of **£6,000 plus VAT** for a term of years to be agreed (minimum **3** years) on an effective T.INT and Insuring basis subject to 3 yearly Rent Reviews. **A deposit of 3 months rent will be required subject to status.**

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 (RV)

The Valuation Office has confirmed the Rateable Value is **£5,700**. 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

C3895

EPC

Energy Rating E

Agents Note

There will be a restriction against the use of the premises as a Tattoo studio.



Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4329964 © Registered office 51 Frederick Street, Sunderland, SR1 1NF. LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.



Lofthouse and Partners Limited trading as Lofthouse and Partners Registered in England 4328964 © Registered office 51 Frederick Street, Sunderland, SR1 1NF.
LOFTHOUSE AND PARTNERS LIMITED (and their joint agents) for themselves and for the Vendor/Lessor of this property for whom they act give Notice that:

1. The information contained in these particulars is intended as a general outline only for the guidance of intending purchasers or tenants and neither Lofthouse and Partners Limited (nor their joint agents) nor the Vendor/Lessor on whose behalf these particulars are provided accept any responsibility for any inaccuracies the particulars may contain and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves by inspection or otherwise as to their accuracy. All floor areas and measurements are approximate.
2. These particulars do not form any part of any offer or contract. They contain in some instances statements of opinion or we have relied on information provided by others. The information should be verified by you on inspection or by your solicitor.
3. Neither Lofthouse and Partners Limited (nor their joint agents) nor any of their employees has any authority, either orally or in writing to make or give or imply any representations or warranty in relation to the property.
4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.