



# To Let

## Retail and Offices

Scruton House &  
8 Newbottle Street  
Houghton le Spring  
DH4 4AB

- Town centre retail and office premises
- Prominent corner position with separate access
- Arranged over ground, first and basement floors
- Close to post office, Superdrug and Iceland
- Solicitor occupied for a number of years
- Preference to let as whole but may subdivide

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

### Location

Centrally located on Newbottle Street close to a number of main bust stops with nearby parking. Occupiers represented within the town include Post Office, Superdrug, Lloyds, Greggs, Barclays and Lidl. Iceland have also recently gained representation.

### Description

The premises have been occupied for many years by a firm of solicitors who have recently relocated nearby. The property is arranged over ground and first floors with the upper section extending above the 2 adjacent shops. The offices have a separate side entrance and there is a small basement store and a private car park to the rear of the building.

### Accommodation

The property briefly comprises as follows:-

	ft2	m2
<b>Ground Floor</b>		
Sales shop	425	39.48
Offices (rear)	444	41.25
<b>First Floor</b>		
Office and Kitchen NIA	1638	152.17
<b>Basement</b>		
Stores/WC	330	30.66

### Tenure

A new Lease is available of the entire property at a commencing annual rental of **£22,500 per annum** for a term of years to be agreed (minimum 5 years) on a tenant internal repairing and insuring basis subject to 5 yearly rent reviews. Whilst the preference is to let the property as a whole, consideration may be given to letting the retail property separately from the offices.

### 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 **£13,250**. The Uniform Business Rate for the Rates Year 2020/2021 is 49.9p. If necessary, a written request should be made to the Local Authority for confirmation.

### 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** C3882 **EPC** Energy Rating C

### Rear Car Park

