



To Let

Retail Premises

Unit 2 Empire House
Newbottle Street
Houghton le Spring
DH4 4AF

- Extensive open plan Town Centre Retail Showroom
- Located immediately adjacent to B&M
- Sales area totalling **2827 ft² (262.63 m²)** plus office
- Opposite Costa, Dominos and close to Savers
- Superdrug, Greggs, and Heron also represented
- **Available April 2023**

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

Location

The town of Houghton le Spring is located approximately 9 miles northeast of Durham and 7 miles southwest of Sunderland. Newbottle Street is the principal shopping area within the town, and the property sits immediately adjacent to B&M, opposite Costa, Dominos and Subway and close to Savers, Heron Foods, Iceland and Superdrug etc.

Description

The property forms part of a 3-storey building providing extensive open plan retail showroom rarely available within the town. The current long-standing tenant is retiring and vacant possession will be made available in April 2023.

Accommodation

The property briefly comprises as follows:-

		ft	m
Ground Floor	ft	m	
Sales Area	Internal Width	22'10	6.96
	Increasing to	37'0"	11.28
	Max Sales Depth	88'6"	26.97
	Sales Area	2827	262.63
Store		102	9.48
Shared service area to rear			

Tenure

A new Lease is available at a commencing annual rental of **£25,000 plus VAT** for a term of years to be agreed (minimum **5** years) subject to **5** yearly Rent Reviews. The tenant is responsible for full repairs to the demise. The landlord is responsible for the main roof and exterior with the exception of the shop front and roller shutters which falls within the tenants responsibility.

Service Charge

A small service charge payable in respect of fire alarm and emergency lighting which serves the whole building.

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

The rent is subject to VAT.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£20,000 for the current rates year however will be reduced to £15,500 WEF 1st April 2023**. The Uniform Business Rate for the Rates Year 2022/2023 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 C4128 EPC Energy Rating 54/C