



To Let

Town Centre Retail

19A Newbottle Street
Houghton le Spring
Tyne and Wear
DH4 4AP

- Compact retail unit with first floor storage
- Formerly occupied as a florists
- Located within Town Centre
- Ground Floor 378 ft² (35.1 m²)
- First Floor 620 ft² (57.6 m²)
- Close to Greggs, Iceland and Superdrug

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 Bank, Greggs, Iceland and Ladbrokes.

Description

The property comprises compact ground floor sales shop with ancillary accommodation to the rear and special storage facilities on the first floor

Accommodation

The property briefly comprises as follows:-

		ft	m	ft ²	m ²
Ground Floor		ft	m		
Sales Area	Internal Width	7'7"	2.13		
	Increasing to	13'8"	3.96		
	Sales Depth	24'10"	7.31		
	Sales Area			283	26.29
Rear Sales				95	8.82
WC					
First Floor					
Offices/Stores				620	57.59

Tenure

A new Lease is available at a commencing annual rental of **£4,000** on terms to be agreed (minimum 3 years).

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

We understand the property has not been elected for VAT and therefore is not chargeable in addition to the rent.

Rateable Value (RV)

The Valuation Office has confirmed the Rateable Value is **£7,400**. The Uniform Business Rate for the Rates Year 2023/2024 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

C4141

EPC

Energy Rating D